

APPRAISAL REPORT
of
SAN FRANCISCO
REDEVELOPMENT AREA A-2
WESTERN ADDITION

VOLUME 10

PREPARED BY:

MAURY HOLMES



4 1/2

6969

781
V.10

772
V.9

BUCHANAN

782
V.10

771
V.8

758
V.7

LAGUNA

GOLDEN GATE

TURN

783
V.10

770
V.8

MCKILLISTER

FULTON

OCTAVIA

784
V.10

769
V.8

070 215



4971 4 1/2

BLOCK 781

BLOCK 781

	NAME	LAND	IMPS	TOTAL
-1	Fred Junker	\$ 40,000	\$ 14,000	\$ 54,000 ✓
-2, -3, -4, -4A, -5, -6, -7	California Brewing Company	86,000	6,000	92,000 ✓
-8	Ingeborg Jensen	16,500	2,000	18,500 ✓
-9	Calif. Brewing Co.	16,500		16,500 ✓
-13	Mary E. Shea	32,000	25,500	57,500 ✓
-15	Ernest McNealy	6,700	15,300	22,000 ✓
-16, -17	Calif. Brewing Co.	44,000	250	44,250 ✓
-18	Bill Williams	8,500	16,500	25,000 ✓
-19	Cleo Patra Patton	8,500	9,500	18,000 ✓
-20, -21	Fred J. Morris	21,000	31,500	52,500 ✓
-22	Jew She Sun et ux	9,500	18,500	28,000 ✓
-23	Abraham G. Sosnick	35,500	40,500	76,000 ✓
-24	George Soo Hoo	15,000	9,000	24,000 ✓
-25	Fred Junker	17,000	1,000	18,000 ✓
-26	City & County of S.F.	18,000	1,000	19,000 ✓
-27, -28	Victorine Bourdet	32,000	27,000	59,000 ✓
-29	Albert J. Crouere	14,000	17,000	31,000 ✓
-30	" " "	15,000	10,500	25,500 ✓
-31	Sam Drabkin	<u>15,000</u>	<u>11,000</u>	<u>26,000</u> ✓
		\$450,700	\$256,050	\$706,750



APPRAISAL

69-1

OWNER: Fred Junker et al
PROPERTY ADDRESS: 1001-05 McAllister

PARCEL NO. 781-1
DATE ACQ: Various

OWNER'S ADDRESS: 354 Pine St.

IRS: -
CONSID: Decree
BEST USE: Same

ZONING: CM

PRESENT USE: Stores & flats

ASSESSED VALUE: Land \$ 5,690.00
Imps. 4,200.00
\$ 9,890.00

TAXES: \$ 821.86

LAND: DIMENSION 64.5 x 137.5 = 8,869 ✓ s.f.

IMPROVEMENTS: Condition Poor Effective Age 75 ±

- (1) 1001 McAllister - 2 st. fr. str. with stores on 1st flr. and 3-6 rm. flats on 2nd flr.
- (2) 941 Buchanan - 2 st. fr. str. with high bsmt. gar & stg. There are 2-7 rm. flats with 3 rms. ea. on 1st & 4 rms. ea. on 2nd flr.
- (3) 951 Buchanan - 1 st. fr. str. used as a store. There is a 2-car gar. at rear of this bldg.

SUMMATION APPROACH:

Rounded to

Land	8,869 s.f. @ \$4.51±	\$ 40,000 ✓	
Improvements (1)	7,852 s.f. @ \$1.50	\$11,778 ✓	
(2)	3,312 s.f. @ 1.00	3,312 ✓	
(3)	481 s.f. @	500	
Covered driveway	326 s.f.	200	
Garage	392 s.f. - Shed 392 s.f.	300	
		16,090 ✓	
		56,090	\$56,100

MARKET COMPARISON:

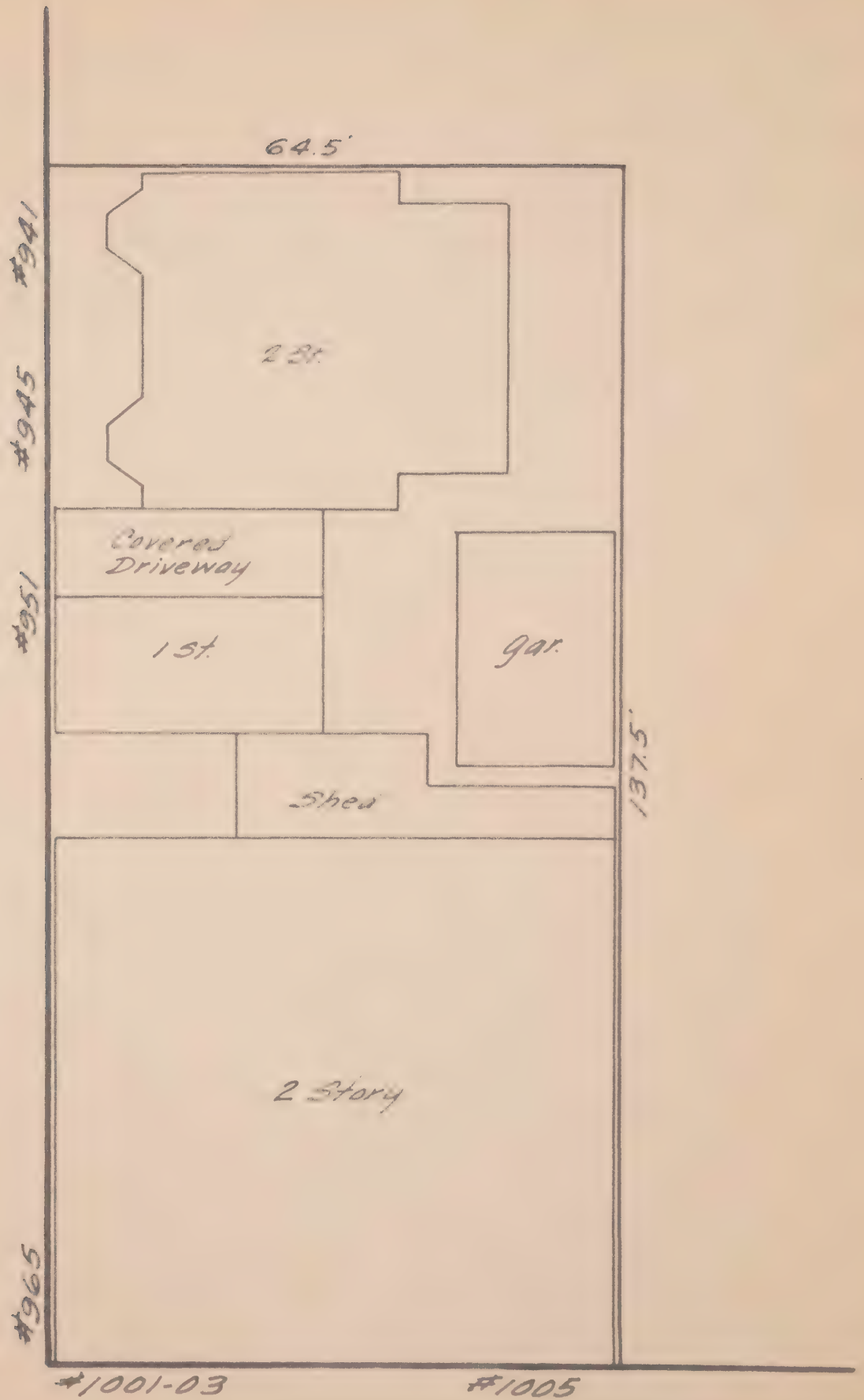
Sales Most Comparable	781-18; 769-6; 758-22		
	8,869 s.f. @ \$ 6.00	\$ 53,214 ✓	53,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
3 stores	65 ea.		195	
2-6 rms.	60 ea.	80 ea.	160	
1-6 rms.	65	80	80	
2-7 rms.	65	85	170	
1 store	35		35	
			640 x 85	54,400 ✓

LAND	\$ 40,000
IMPROVEMENTS	14,000
MARKET VALUE OF PROPERTY	\$ 54,000

BUCHANAN STREET



McALLISTER STREET



APPRAISAL

64-18

OWNER: California Brewing Co.
PROPERTY ADDRESS: 762 Fulton St.

PARCEL NO.
DATE ACQ:

781-2, -3, -4,
-4A, -5, -6, -7

OWNER'S ADDRESS: 762 Fulton St.

IRS:
CONSID:
BEST USE: Ind.

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 12,610.00
Imps. 1,750.00
\$ 14,360.00

TAXES: \$ 1,193.32

LAND: DIMENSION 137.5 x 137.5 = 18,906 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

All lots are vacant except Parcel 4 that has a two-story fr. str. with 2-3 rm. apts. on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	18,906 s.f. @ \$4.55+	\$ 86,000	
Improvements	2,062 s.f. @ 3.00	6,186	
		<u>92,186</u>	\$92,200

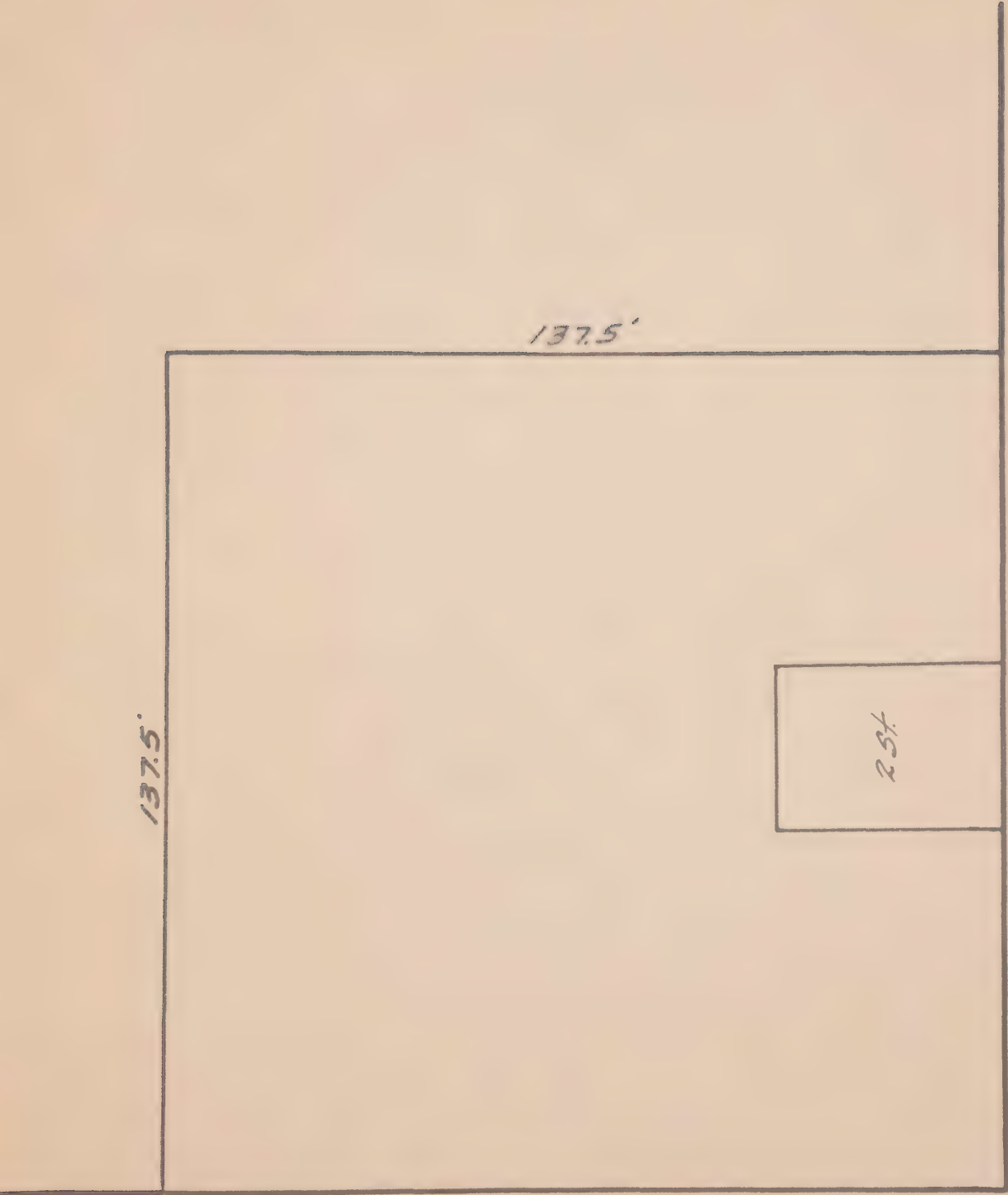
MARKET COMPARISON:

Sales Most Comparable	771-1; 770-3		
	18,906 s.f. @ \$ 4.90	\$ 92,639 ✓	92,600

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 86,000
IMPROVEMENTS	<u>6,000</u>
MARKET VALUE OF PROPERTY	\$ 92,000



137.5'

137.5'

25'

#913-07

FULTON STREET

BUCHANAN STREET



APPRAISAL

69-17

OWNER: Ingeborg Jensen
PROPERTY ADDRESS: 736 Fulton

PARCEL NO. 781-8
DATE ACQ: 1936

OWNER'S ADDRESS: 736 Fulton

IRS: -

ZONING: CM

PRESENT USE: Single family

CONSID: Decree

BEST USE: Ind.

ASSESSED VALUE: Land \$ 1,890.00
Imps. 200.00
\$ 2,090.00

TAXES: \$ 173.68

LAND: DIMENSION 27.5 x 137.5 = 3,781 s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

1 st. single family fr. str. with bsmt. stg. 5 rms. on 1st flr.
with att. gar. Little renovation but good maintenance.

SUMMATION APPROACH:

Rounded to

Land 3,781 s.f. @ \$4.36+ \$ 16,500
Improvements sustaining value 2,000

\$18,500

MARKET COMPARISON:

Sales Most Comparable 771-1; 770-3
3,781 s.f. @ \$ 4.90

\$ 18,527

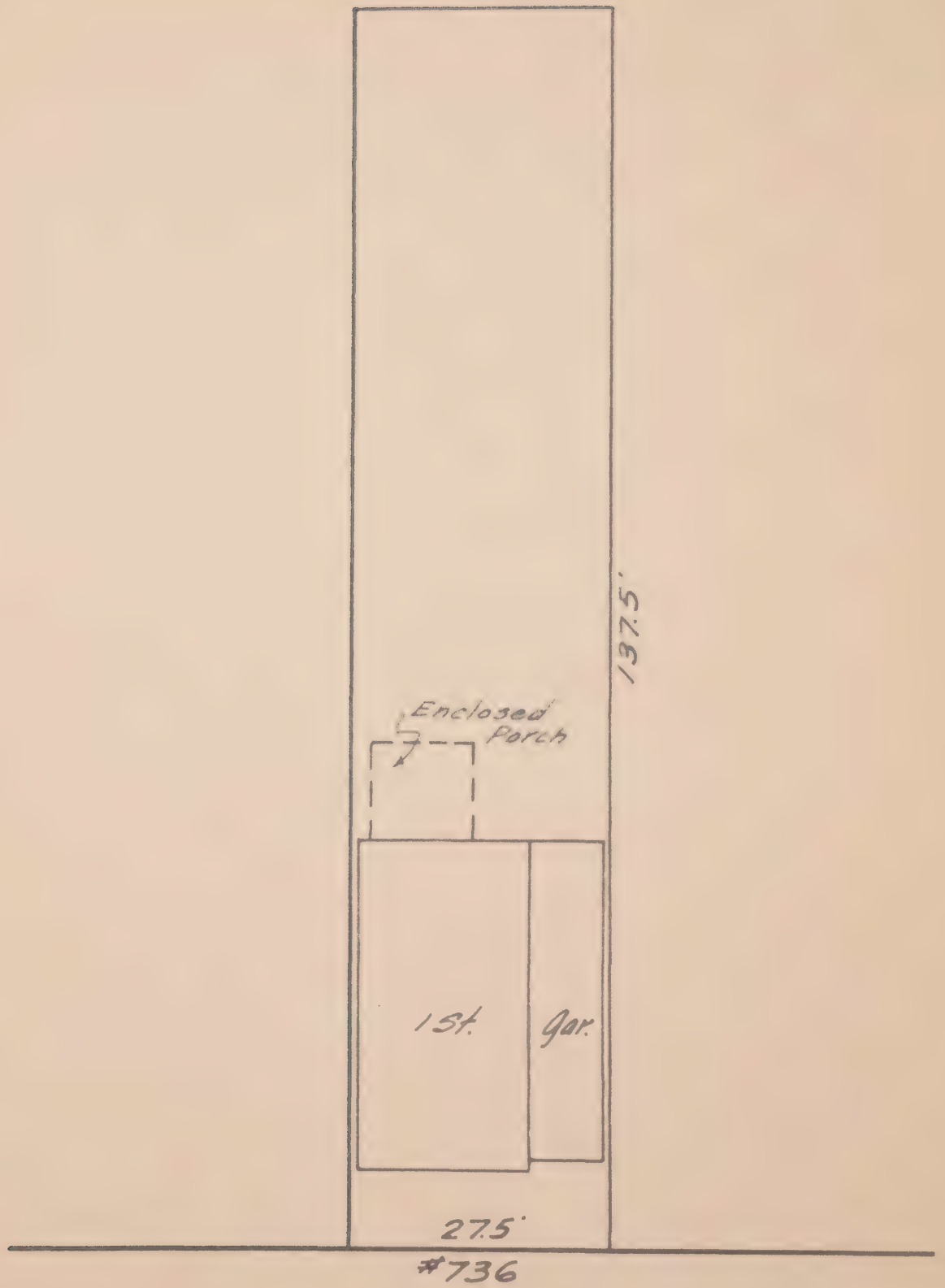
18,500

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 16,500
IMPROVEMENTS 2,000

MARKET VALUE OF PROPERTY \$ 18,500



FULTON

STREET



APPRAISAL

OWNER: California Brewing Co.
PROPERTY ADDRESS: 744 Fulton

PARCEL NO. 781-9
DATE ACQ:

OWNER'S ADDRESS: 762 Fulton

IRS:
CONSID:
BEST USE: Ind.

ZONING: CM PRESENT USE: Vacant

ASSESSED VALUE: Land \$ 1,890.00
Imps. -
\$ 1,890.00

TAXES: \$ 151.06

LAND: DIMENSION 27.5 x 137.5 = 3,781 s.f.

IMPROVEMENTS: Condition

Effective Age +

Vacant lot

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.36±	\$ 16,500✓	\$16,500
Improvements			

MARKET COMPARISON:

Sales Most Comparable	771-1; 770-3		
	3,781 s.f. @ \$ 4.40	\$ 16,636✓	16,600

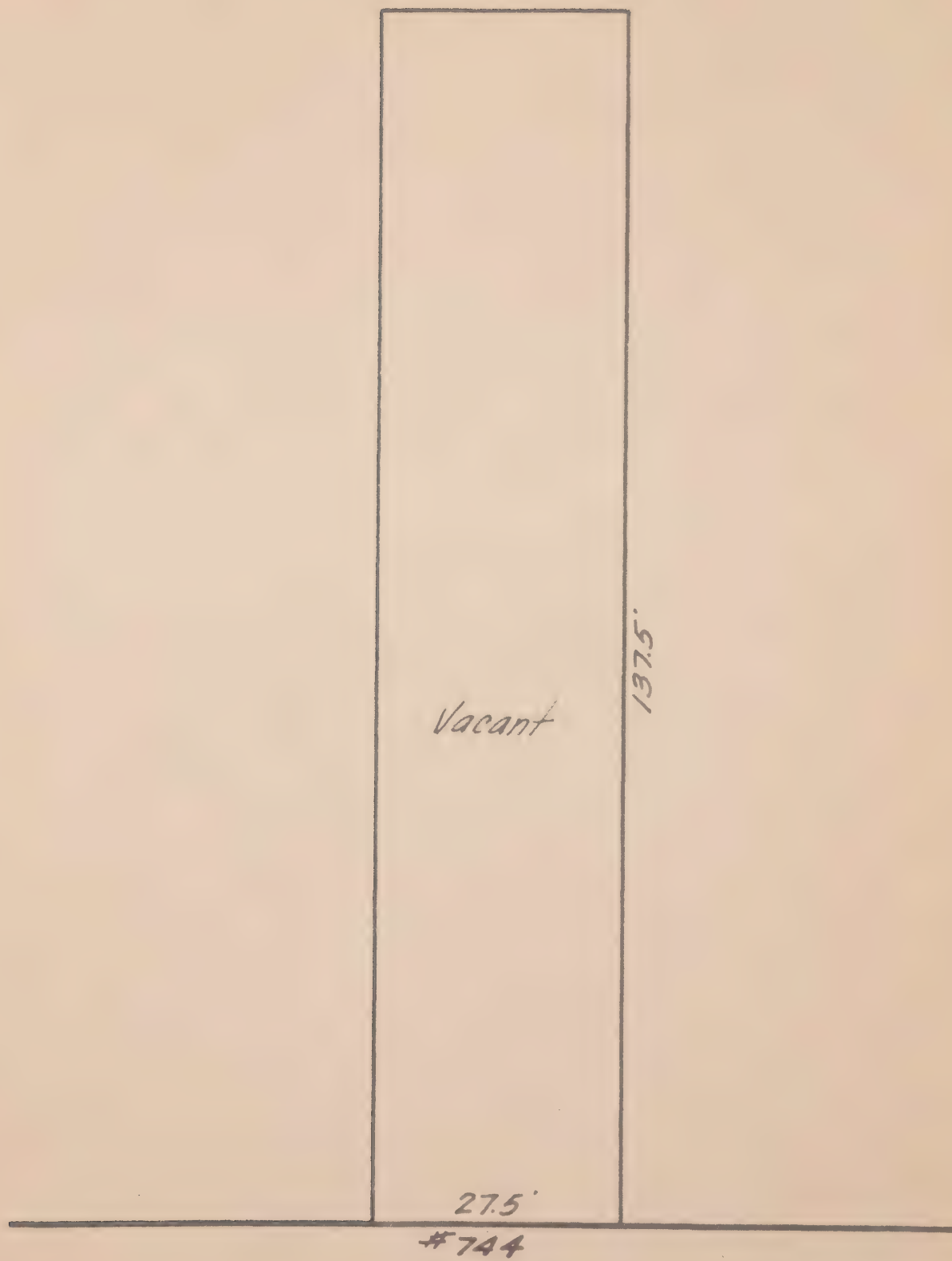
INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$	\$	\$	\$

LAND	\$ 16,500
IMPROVEMENTS	-

MARKET VALUE OF PROPERTY \$ 16,500

69-14 pth
16.17
14



FULTON STREET



APPRAISAL

69-16

OWNER: Mary E. Shea
PROPERTY ADDRESS: 768-82 Fulton

PARCEL NO. 781-13
DATE ACQ: 1954

OWNER'S ADDRESS: 768 Fulton

IRS: \$4.40
CONSID: N.S.
BEST USE: Ind.

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 3,655.00
Imps. 2,800.00
\$ 6,455.00

TAXES: \$ 536.42

LAND: DIMENSION Irregular = 7,336± s.f.

IMPROVEMENTS: Condition Fair Effective Age 70 ±

2 st. fr. str. with 1 bsmt. gar. There are 4-5 rm. flats on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	7,336± s.f.	@ \$4.36±	\$ 32,000	
Improvements	8,492± s.f.	@ \$3.00±	25,476✓	
			<u>57,476</u>	\$57,500

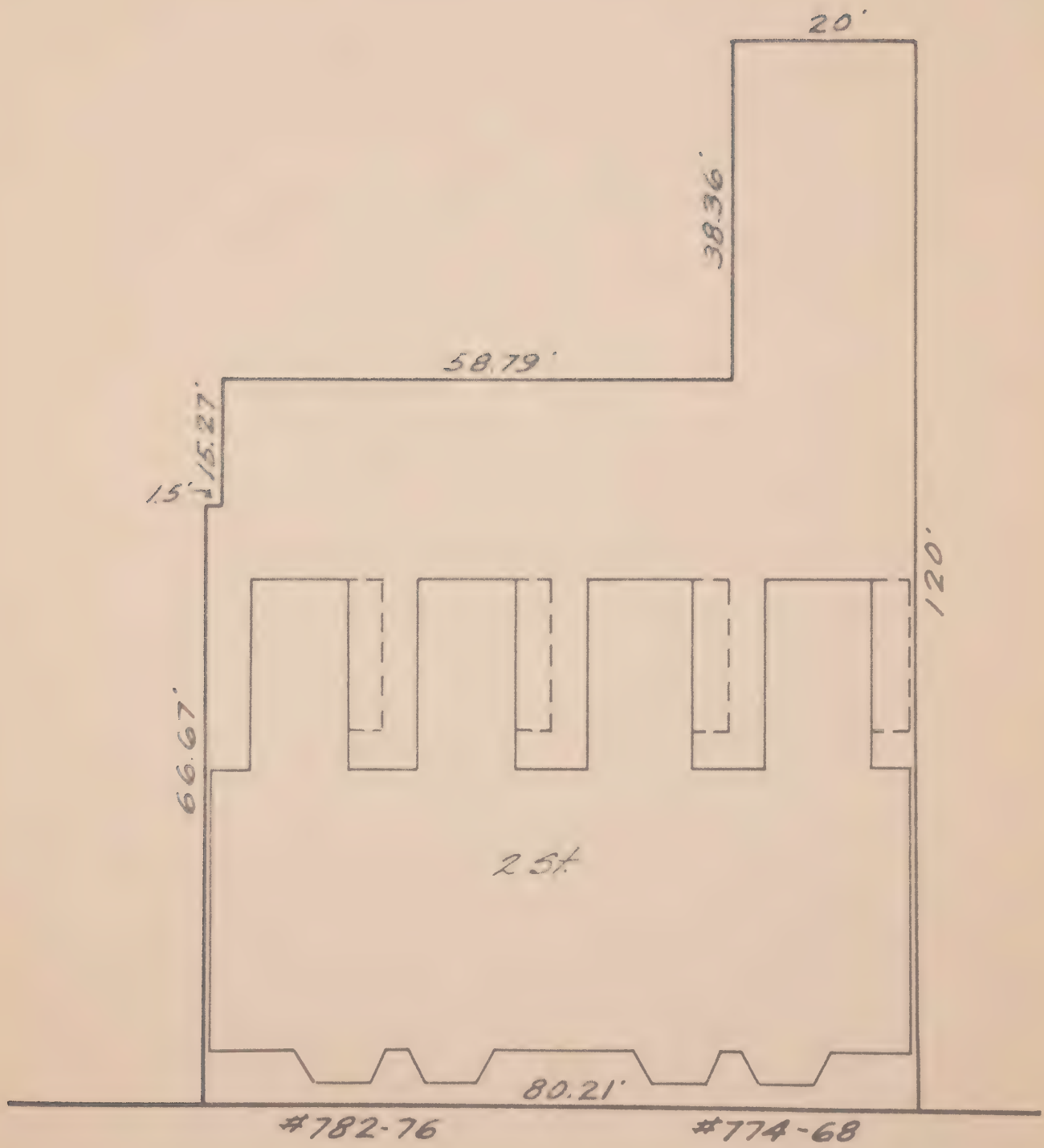
MARKET COMPARISON:

Sales Most Comparable 783-4; 782-13
7,336 s.f. @ \$ 7.90 \$ 57,954✓ 58,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rm. Owner			90	
1-5 rm. 75			90	
6-5 rm. 65 ea.		90 ea.	540 ✓	
			<u>720</u> x 80	57,600 ✓

LAND	\$ 32,000
IMPROVEMENTS	25,500
MARKET VALUE OF PROPERTY \$	57,500



FULTON

STREET



APPRAISAL

69-15

OWNER: Ernest McNealy
PROPERTY ADDRESS: 800-08 Webster St.

PARCEL NO. 781-15
DATE ACQ: 1958

OWNER'S ADDRESS: 145 Shields

IRS: \$10.45
CONSID: \$26,500
BEST USE: Ind.

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,125.00
Imps. 1,900.00
\$ 3,025.00

TAXES: \$ 251.38

LAND: DIMENSION 25.17 x 57.29 = 1,442 ✓ s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

3 st. fr. str. with 1-5 rm. flat on 1st flr. and 1-6 rm. flat on ea. of the 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	1,442 s.f. @ \$4.65±	\$ 6,700 ✓	
Improvements	3,354 s.f. @ 4.50	15,093 ✓	
		<u>21,793</u>	\$21,800

MARKET COMPARISON:

Sales Most Comparable	758-24; 748-29; 781-18		
1,442	s.f. @ \$ 15.35	\$ 22,135 ✓	22,100

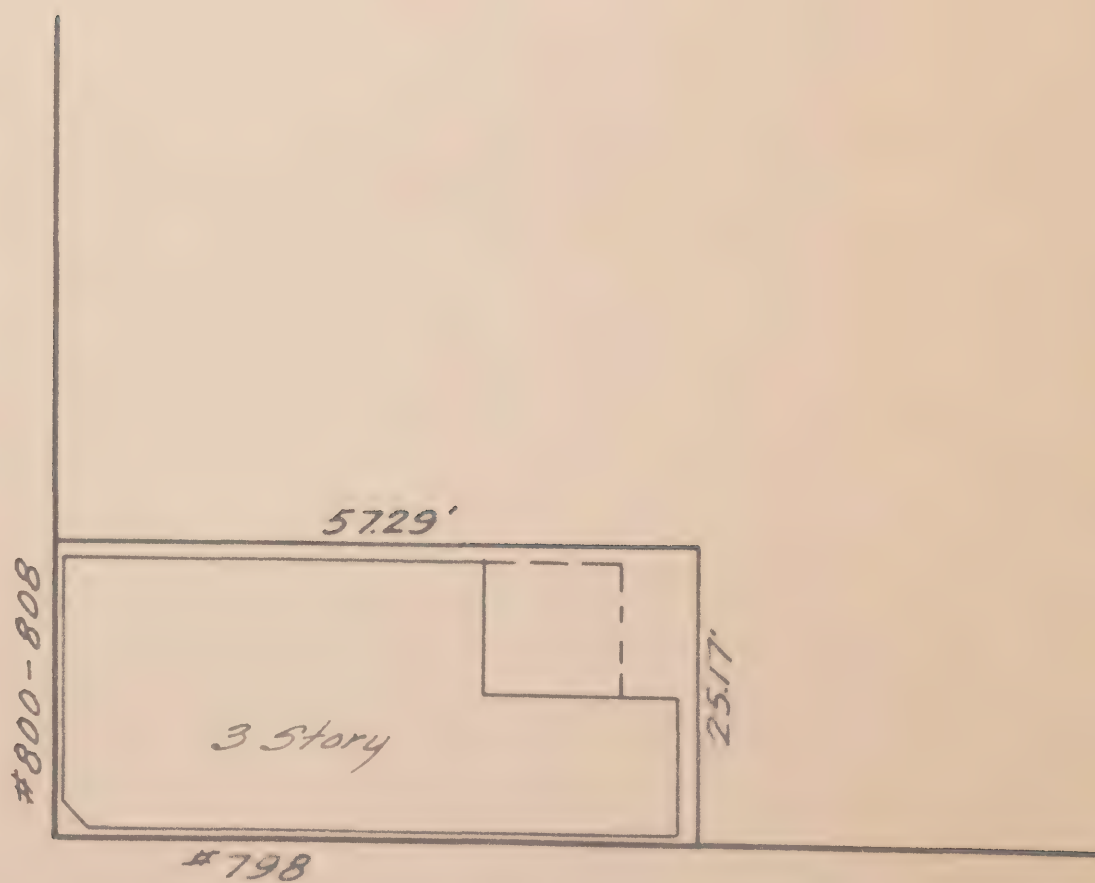
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5 rm.	75	80	80	
2-6 rm.	75 ea.	85 ea.	170	
			<u>250</u> x 90	22,500

LAND	\$ 6,700
IMPROVEMENTS	15,300

MARKET VALUE OF PROPERTY \$ 22,000

WEBSTER STREET



FULTON STREET



APPRAISAL

69-14 plus

OWNER: California Brewing Co.
PROPERTY ADDRESS: Lot on Webster St.

PARCEL NO. 781-16, -17
DATE ACQ: 11-2-60

OWNER'S ADDRESS: 762 Fulton

ZONING: CM

PRESENT USE: Vacant

IRS:
CONSID:
BEST USE: Ind.

ASSESSED VALUE: Land \$ 5,075.00
Imps. -
\$ 5,075.00

TAXES: \$ 421.74

LAND: DIMENSION 10,077± s.f.

s.f.

IMPROVEMENTS: Condition

Effective Age ±

Vacant lots; fence only.

SUMMATION APPROACH:

Rounded to

Land 10,077 s.f. @ \$4.37±
Improvements

\$ 44,000✓
250
44,250

\$44,300

MARKET COMPARISON:

Sales Most Comparable 771-1; 770-3
10,077± s.f. @ \$ 4.40

\$ 44,339✓

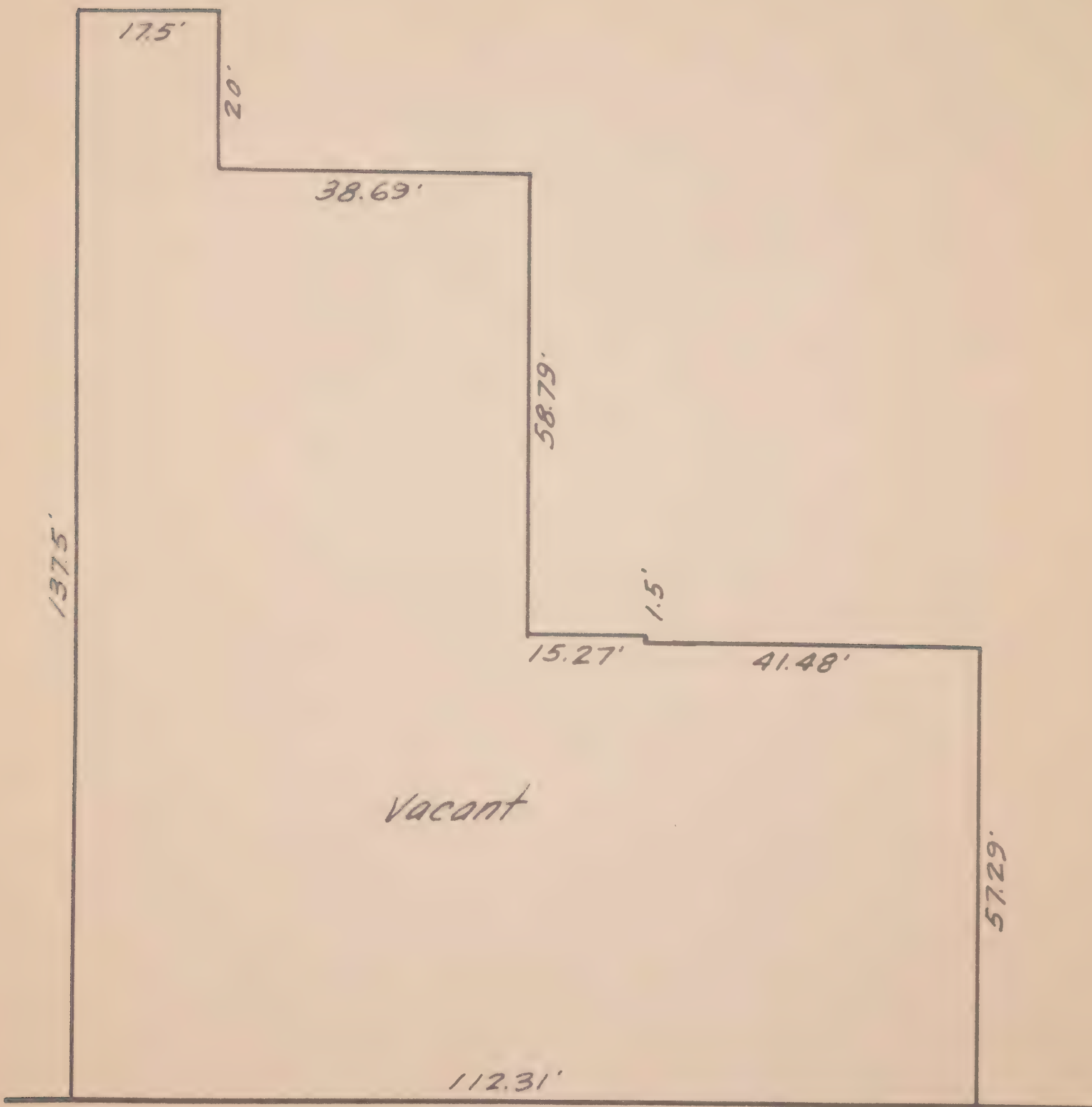
44,300

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 44,000
IMPROVEMENTS	250

MARKET VALUE OF PROPERTY \$ 44,250



WEBSTER STREET



APPRAISAL

64-13

OWNER: Bill Williams
PROPERTY ADDRESS: 832-36 Webster St.

PARCEL NO. 781-18
DATE ACQ: 12-22-59

OWNER'S ADDRESS: 832 Webster St.

IRS: \$9.90
CONSID: \$26,450
BEST USE: Same

ZONING: C-2 PRESENT USE: Flats

ASSESSED VALUE: Land \$ 980.00
 Imps. 2,350.00
 \$ 3,330.00

TAXES: \$ 276.72

LAND: DIMENSION 25 x 78 = 1,950 ✓

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 65 ±

3 st. fr. str. with 1 flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land 1,950 s. f. @ \$4.36+
Improvements 3,755 s. f. @ 4.50

\$ 8,500 ✓
16,898 ✓
25,398

\$25,400

MARKET COMPARISON:

Sales Most Comparable 781-24; 748-28; 743-10
1,950 s. f. @ \$ 13.00

\$ 25,350 ✓

25,400

INCOME APPROACH:

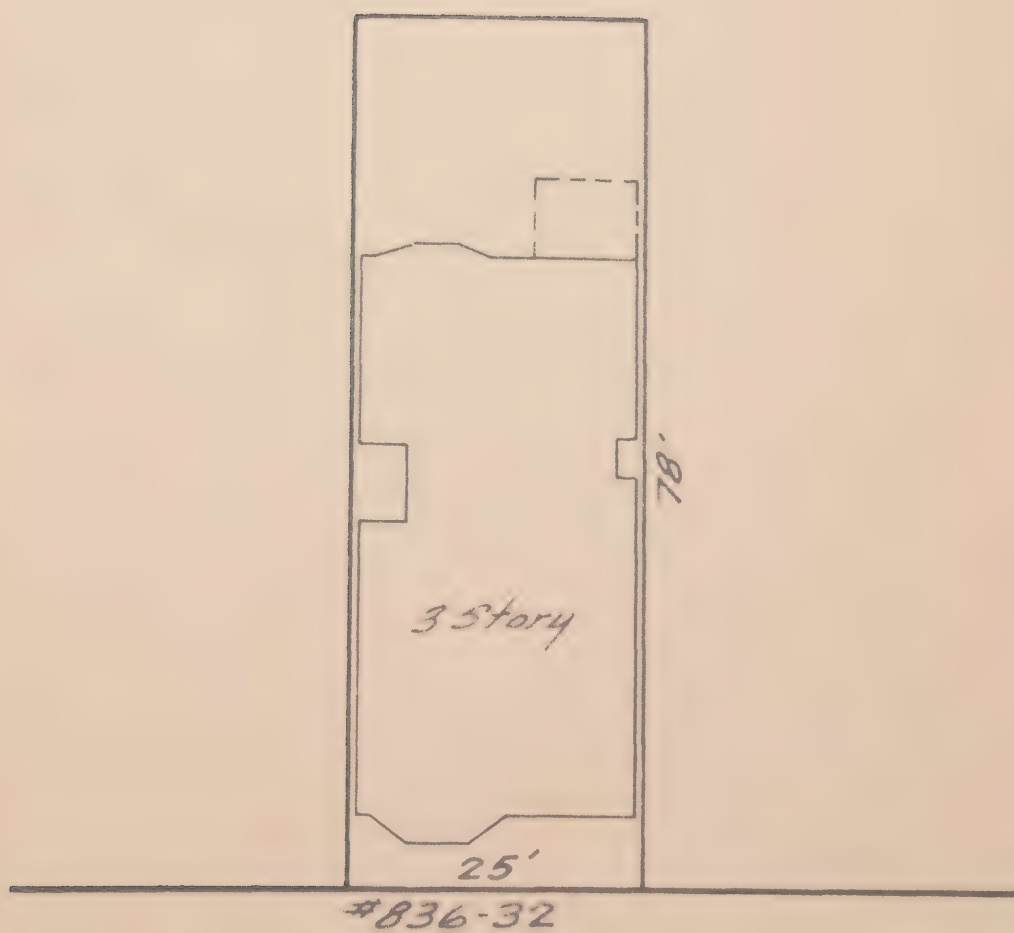
Units	Actual \$	Fair \$	Total Monthly \$
1-4 rm.	75		75
1-5 rm.	75		85
1-5 rm.	85		85
			245 x 100

24,500

LAND
IMPROVEMENTS

\$ 8,500
16,500

MARKET VALUE OF PROPERTY \$ 25,000



WEBSTER STREET



APPRAISAL

68-12

OWNER: Cleo P. Patton et ux
PROPERTY ADDRESS: 838-40 Webster St.

PARCEL NO. 781-19
DATE ACQ: 12-21-54

OWNER'S ADDRESS: 1218 S. Norton, Los Angeles

IRS: \$10.45

ZONING: C-2

PRESENT USE: Flats

CONSID: N.S.

BEST USE: Same

ASSESSED VALUE: Land \$ 980.00
Imps. 2,000.00
\$ 2,980.00

TAXES: \$ 123.82

LAND: DIMENSION 25 x 78 = 1,950 ✓

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

2 st. fr. str. with bsmt. gar. 1-6 rm. flat on 1st flr. and 1-5 rm. flat on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land 1,950 s.f. @ \$4.36+
Improvements 3,050 s.f. @ 3.00

\$ 8,500 ✓
9,150 ✓
17,650

\$17,700

MARKET COMPARISON:

Sales Most Comparable 758-22; 780-30
1,950 s.f. @ \$ 9.30

\$ 18,135 ✓

18,100

INCOME APPROACH:

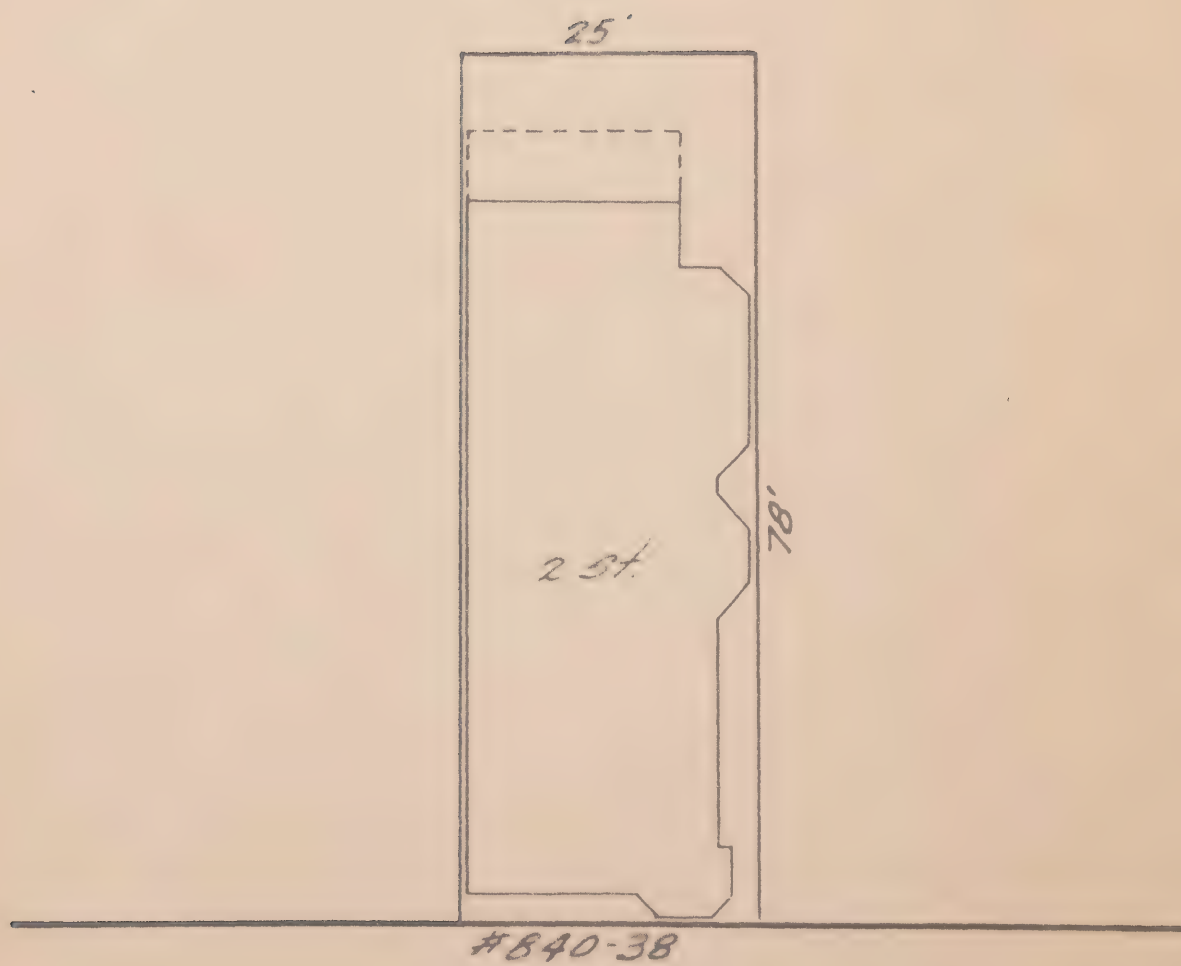
Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-6 rm.	85		90
1-5 rm.	115		90
1 garage	10		10 ✓
			190 x 95 =
			18,050 ✓

18,100

LAND
IMPROVEMENTS

\$ 8,500
9,500

MARKET VALUE OF PROPERTY \$ 18,000



WEBSTER STREET



APPRAISAL

69-11

OWNER: Fred J. Morris
PROPERTY ADDRESS: 1095-99 McAllister

PARCEL NO. 781-20, -21
DATE ACQ:

OWNER'S ADDRESS: 2 Marne

ZONING: C-2

PRESENT USE: Store & flats

IRS: Decree
CONSID: Same
BEST USE:

ASSESSED VALUE: Land \$ 3,970.00
Imps. 4,700.00
\$ 8,670.00

TAXES: \$ 720.48

LAND: DIMENSION 53 x 87.5 = 4,638 ✓ s.f.

IMPROVEMENTS: Condition Fair Effective Age 70 ±
(20) 3 st. fr. str. with bsmt. stg. 1st flr. cont. a store and a 5 rm. apt. 2nd & 3rd flr. ea. have 1-8 rm. flat. Some rewiring and redecoration has been done recently.
(21) 3 st. fr. str. with bsmt. stg. The 1st flr. has 1-6 rm. flat & 2nd & 3rd flrs. ea. have 1-7 rm. flat. Bldg. has new back stairs, rewiring and capentry work recently.

SUMMATION APPROACH:

Rounded to

Land	4,638 s.f. @ \$4.53±	\$ 21,000 ✓	
Improvements			
(20)	7,404 s.f. @ \$2.50	\$18,510 ✓	
(21)	5,697 s.f. @ 2.30	<u>13,103</u>	
		31,613	
		<u>52,613</u>	\$52,600

MARKET COMPARISON:

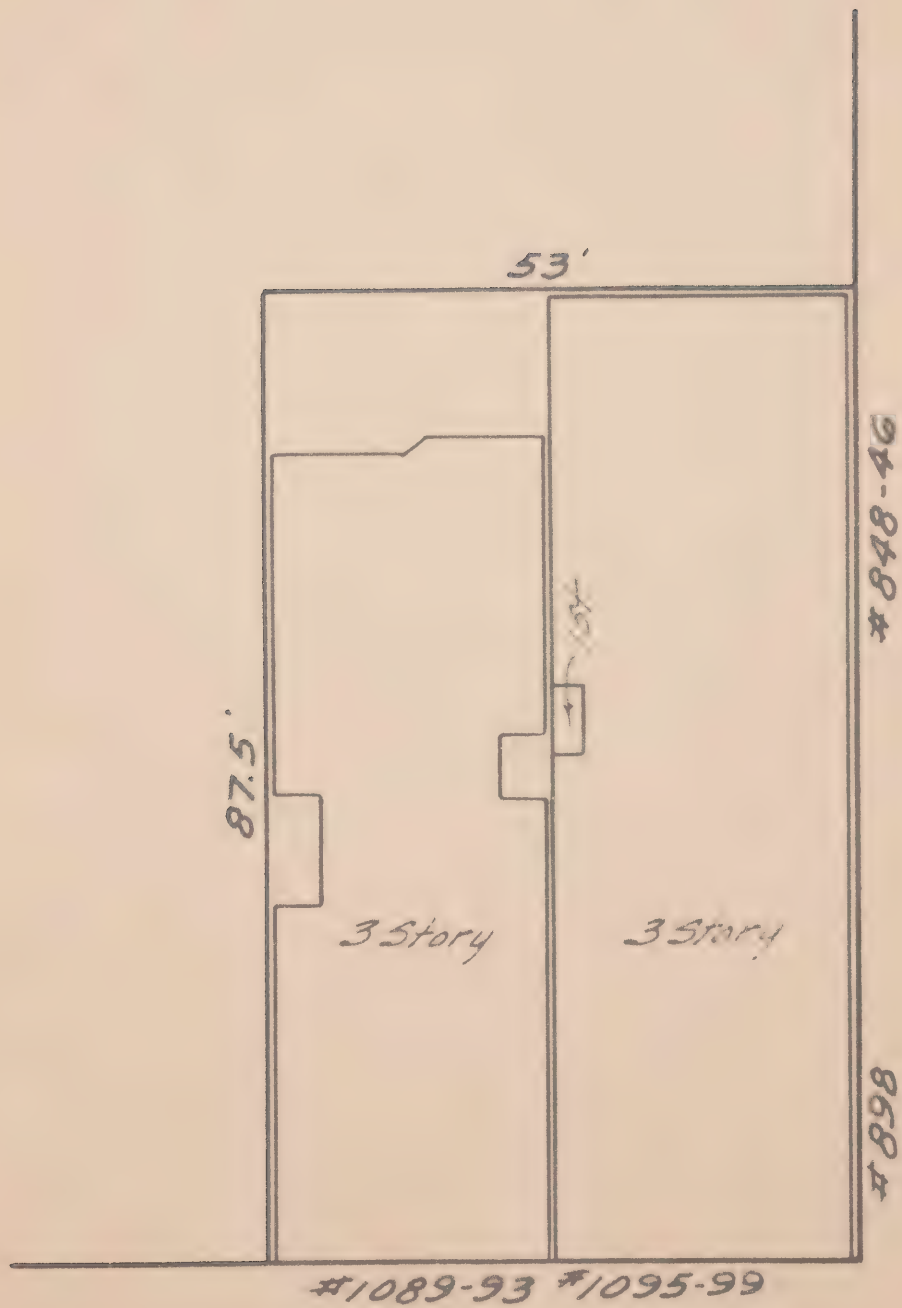
Sales Most Comparable	781-24; 769-6; 782-19		
	4,638 s.f. @ \$ 11.30	\$ 52,409 ✓	52,400

INCOME APPROACH:

	Units	Actual	Fair	Total Monthly	
		\$	\$	\$	
(20)	1 store	100		100	
	1-5 rm.	70		70	
	1-8 rm.	80		90	
	1-8 rm.	87.50		90	
(21)	1-6 rm.	70		75	
	1-7 rm.	80		80	
	1-7 rm.	75		80	
				<u>585</u> x 90 =	
				52,650 ✓	52,700

LAND	\$ 21,000
IMPROVEMENTS	<u>31,500</u>

MARKET VALUE OF PROPERTY \$ 52,500



McALLISTER STREET

WEBSTER STREET



APPRAISAL

69-10

OWNER: Jew She Sun et ux
PROPERTY ADDRESS: 1085 McAllister

PARCEL NO. 781-22
DATE ACQ: 1-16-52

OWNER'S ADDRESS: 575 Hayes

IRS: \$14.85
CONSID: N.S.
BEST USE: Same

ZONING: C-2

PRESENT USE: Stores & flats

ASSESSED VALUE: Land \$ 1,540.00
Imps. 5,600.00
\$ 7,140.00

TAXES: \$ 593.34

LAND: DIMENSION 25 x 87.5 = 2,188 s. f.

IMPROVEMENTS: Condition Fair-to-good Effective Age 60
3 st. fr. str. with bar and barber shop on 1st flr. and 1-7 rm. flat
on ea. of the 2nd & 3rd flrs. Fixtures in stores are deemed to be
personal property. Some recent renovation.

SUMMATION APPROACH:

Rounded to

Land	2,188 s. f. @ \$4.34+	\$ 9,500	
Improvements	5,418 s. f. @ 3.50	18,963	
		<u>28,463</u>	\$28,500

MARKET COMPARISON:

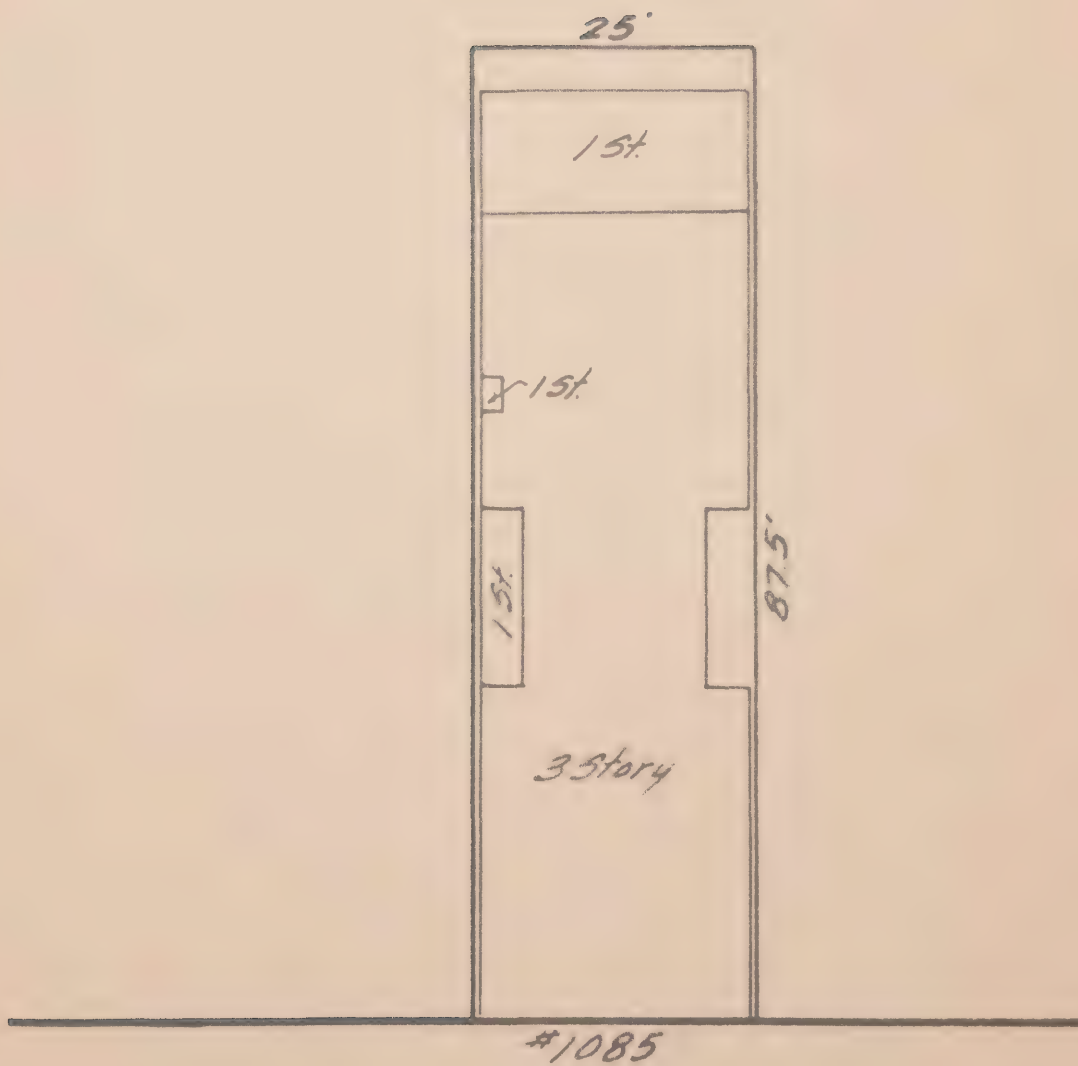
Sales Most Comparable	784-1; 782-30; 773-8		
	2,188 s. f. @ \$ 12.70	\$ 27,788	27,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2 stores	120		120	
1-7 rm.	80		85	
1-7 rm.	85		85	
			<u>290</u>	
			x 95 =	
			27,550	27,600

LAND	\$ 9,500
IMPROVEMENTS	18,500
	<u>28,000</u>

MARKET VALUE OF PROPERTY \$ 28,000



McALLISTER STREET



APPRAISAL

69-9

OWNER: Abraham G. Sosnick
PROPERTY ADDRESS: 1071-77 McAllister

PARCEL NO. 781-23
DATE ACQ: 11-16-21

OWNER'S ADDRESS: 1077 McAllister

IRS: \$11.40
CONSID: N.S.
BEST USE: Same

ZONING: C-2 PRESENT USE: Warehouse

ASSESSED VALUE: Land \$ 4,350.00
Imps. 10,000.00
\$ 14,350.00

TAXES: \$ 1,192.48

LAND: DIMENSION 59.5 x 137.5 = 8,181[✓] s.f.

IMPROVEMENTS: Condition Good Effective Age 30 +
A 1 st. brick warehouse with full stg. bsmt. and some partitioned
office space. There are 2 walk-in refrigerators, a Mathews ruff
top conveyor and power wiring.

SUMMATION APPROACH:

Rounded to

Land	8,181 s.f. @ \$4.34+	\$ 35,500 [✓]	
Improvements	6,888 s.f. @ 3.50	\$24,108 [✓]	
Basement	6,307 s.f. @ 2.00	12,614 [✓]	
Refrigeration, etc.		3,150 [✓]	
		<u>39,872</u>	
		75,372	\$75,400

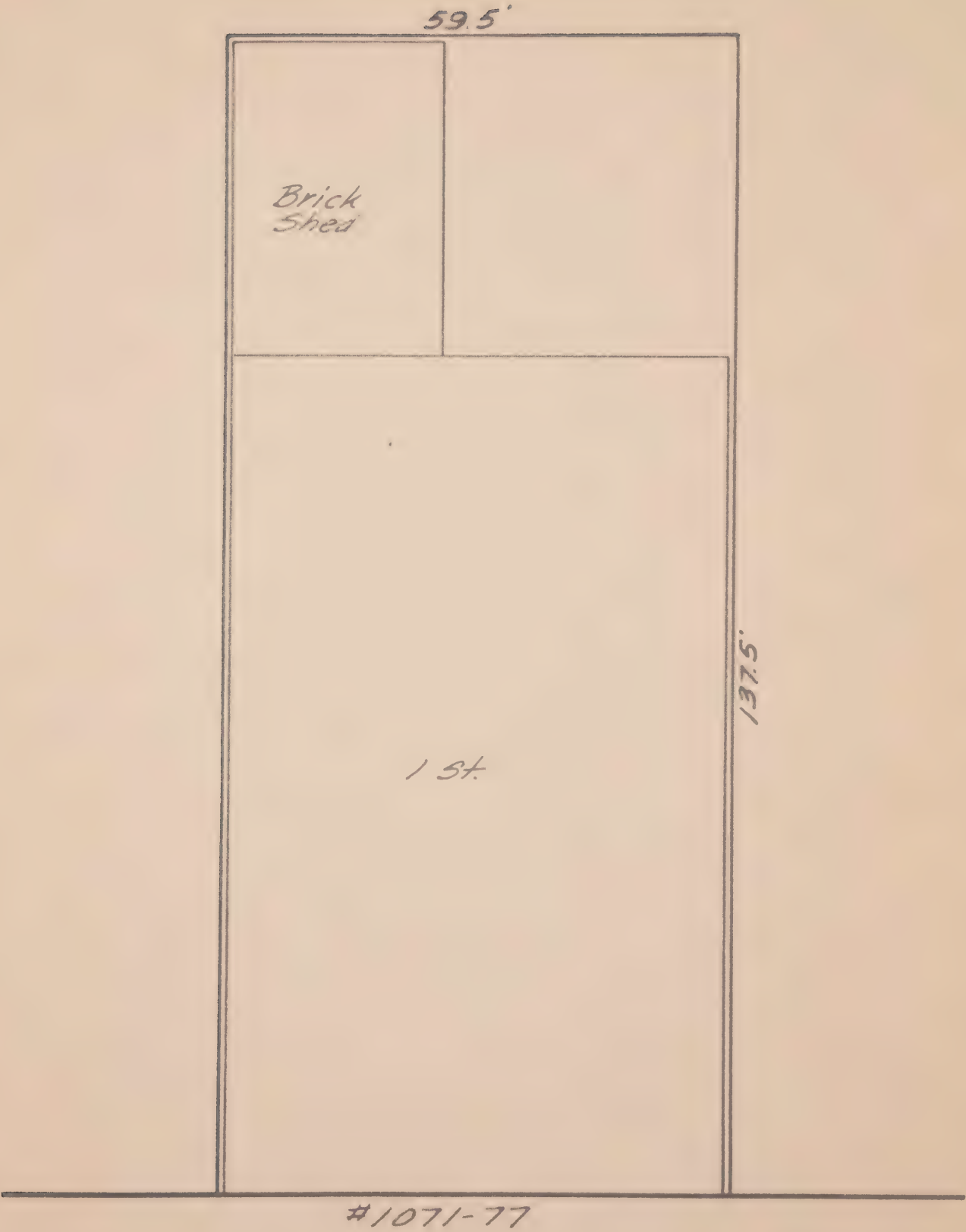
MARKET COMPARISON:

Sales Most Comparable 666-6A
8,181 s.f. @ \$ 9.50 \$ 77,720[✓] 77,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Owner			750 x 100
			75,000

LAND	\$ 35,500
IMPROVEMENTS	40,500
MARKET VALUE OF PROPERTY	\$ 76,000



McALLISTER STREET



APPRAISAL

69-8

OWNER: George Soo Hoo
PROPERTY ADDRESS: 1061-63 McAllister

PARCEL NO. 781-24
DATE ACQ: 9-28-60

OWNER'S ADDRESS: 836 Clement

IRS: \$23.10
CONSID: \$23,000
BEST USE: Same

ZONING: C-2

PRESENT USE: Store & Flats

ASSESSED VALUE: Land \$ 1,830.00
Imps. 2,800.00
\$ 4,630.00

TAXES: \$ 384.76

LAND: DIMENSION 25 x 137.5 = 3,438 ✓

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 65 ±

3 st. fr. str. with grocery store on 1st flr. and 1-4 rm. flat on ea. of the 2nd & 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land 3,438 s. f. @ \$4.36+
Improvements 3,345 s. f. @ 2.70

\$ 15,000 ✓
9,032 ✓
24,032

\$24,000

MARKET COMPARISON:

Sales Most Comparable 782-29; 782-30; 781-18
3,438 s. f. @ \$ 7.00

\$ 24,066 ✓

24,100

INCOME APPROACH:

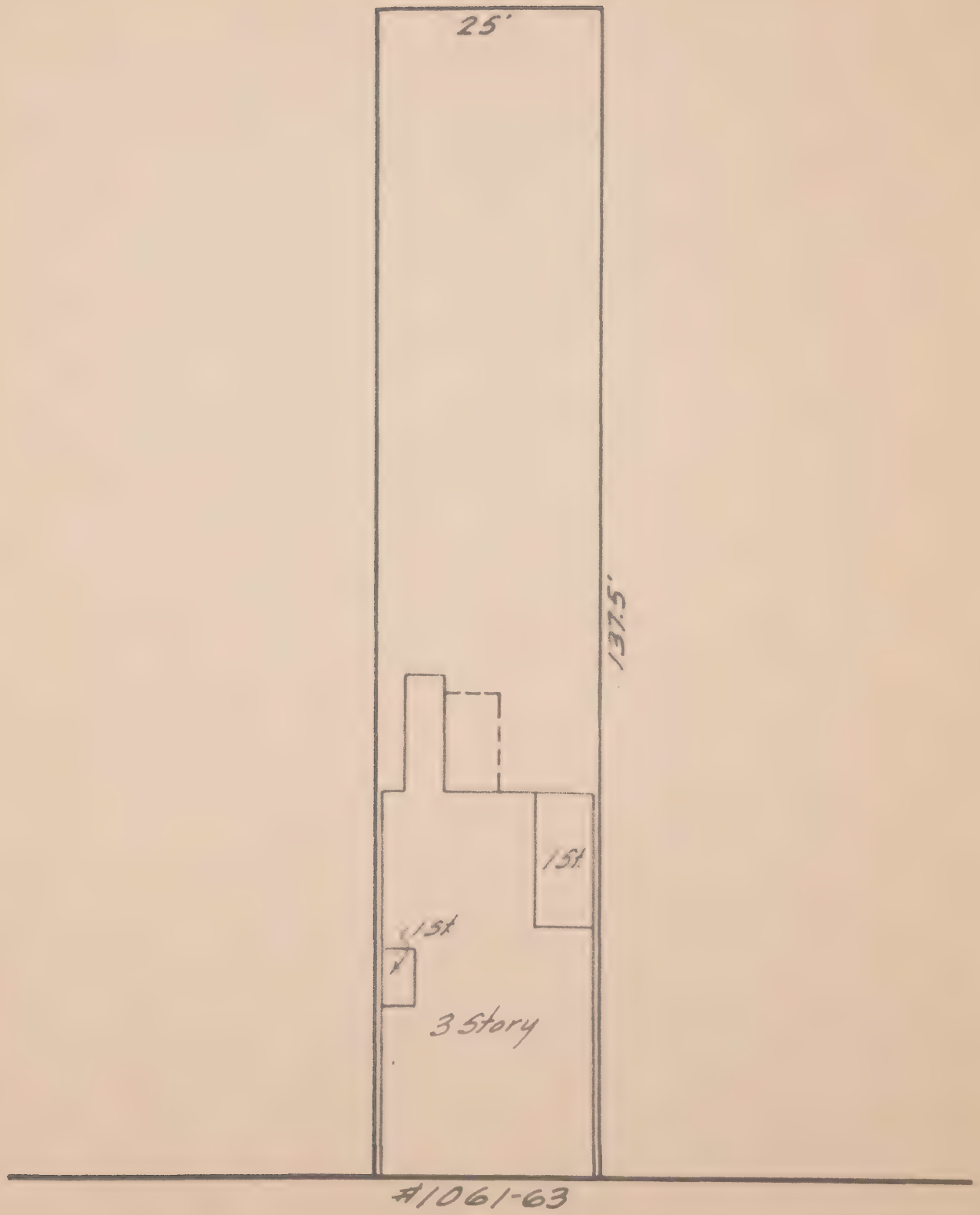
Units	Actual \$	Fair \$	Total Monthly \$
1-store	125 (L)		125
2-4 rms.	77.50		155 ✓
			280 x 85 =

23,800 ✓

LAND
IMPROVEMENTS

\$ 15,000
9,000

MARKET VALUE OF PROPERTY \$ 24,000



McALLISTER STREET



APPRAISAL

69-7

OWNER: Fred Junker et al
PROPERTY ADDRESS: 1053-55 McAllister

PARCEL NO. 781-25
DATE ACQ: 1957

OWNER'S ADDRESS: 354 Pine St.

IRS:
CONSID: Decree
BEST USE: Com.

ZONING: C-2 PRESENT USE: Store

ASSESSED VALUE: Land \$ 2,100.00
Imps. 250.00
\$ 2,350.00

TAXES: \$ 195.28

LAND: DIMENSION 28.5 x 137.5 = 3,919✓ s. f.

IMPROVEMENTS: Condition Very poor Effective Age 80 ±

1 st. fr. str. partly unfinished used as store and shop. This is a very poor bldg. Rent is \$75 per mo.

SUMMATION APPROACH:

Rounded to

Land 3,919 s. f. @ \$4.34+ \$ 17,000
Improvements 3,717 s. f. (sustaining use) 1,000✓
18,000

\$18,000

MARKET COMPARISON:

Sales Most Comparable 770-3; 771-1
3,919 s. f. @ \$ 4.65

\$ 18,223 ✓

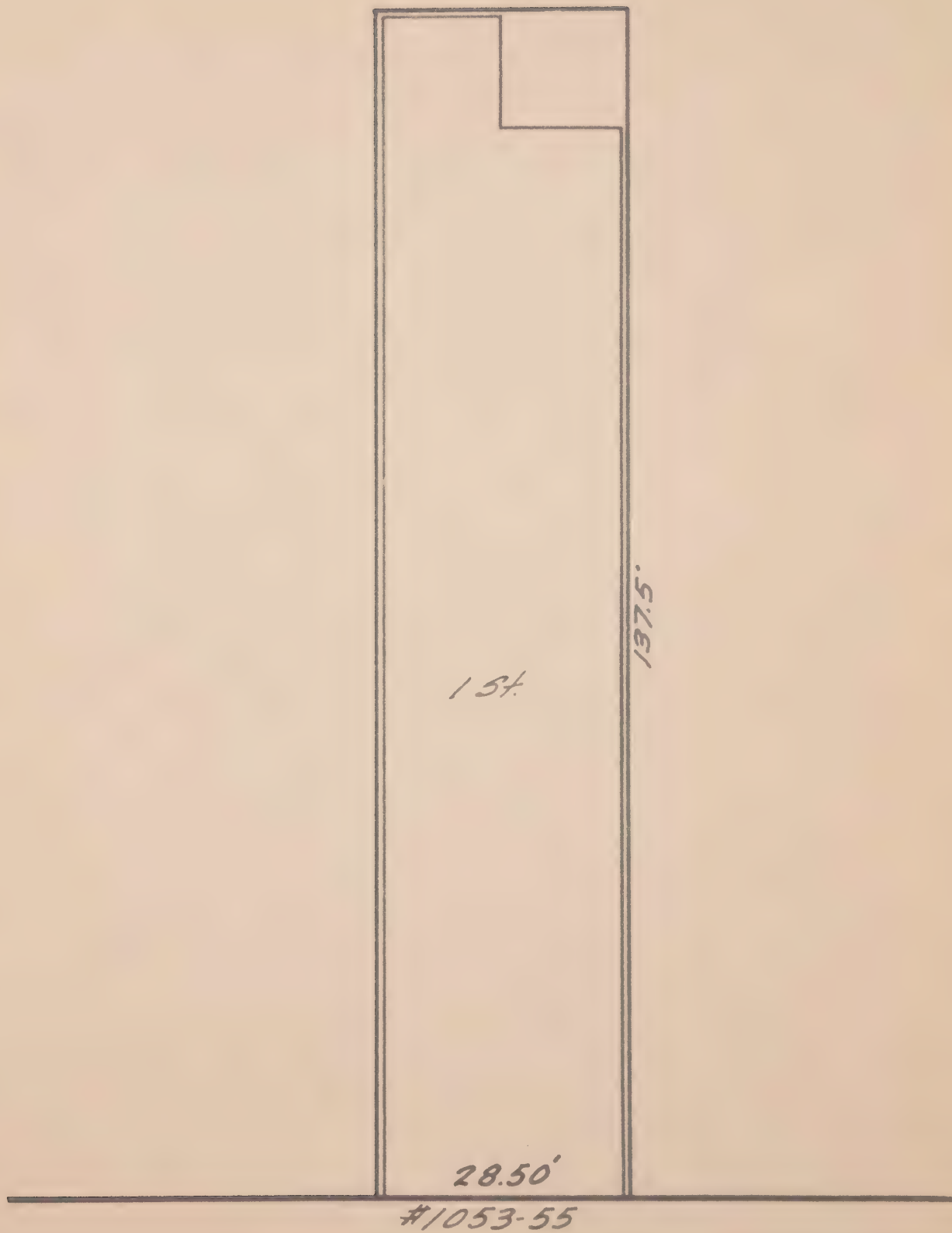
18,200

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 17,000
IMPROVEMENTS 1,000

MARKET VALUE OF PROPERTY \$ 18,000



MCALLISTER STREET

APPRAISAL

67-6

OWNER: City & Co. of San Francisco PARCEL NO. 781-26
 PROPERTY ADDRESS: Prop. facing McAllister St. DATE ACQ: 1910

OWNER'S ADDRESS: IRS:
 ZONING: C-2 PRESENT USE: Firehouse CONSID: Decree
 BEST USE: Com.

ASSESSED VALUE: Land \$ Not assessed
 Imps. \$ TAXES: \$

LAND: DIMENSION 30 x 137.5 = 4,125 ✓ s.f.

IMPROVEMENTS: Condition Poor Effective Age 75

A completely obsolete fire station. Entry was not obtained.

SUMMATION APPROACH:

Rounded to

Land	4,125 s.f. @ \$4.36+	\$ 18,000 ✓	
Improvements	5,310 s.f. - nominal value	<u>1,000</u> ✓	
			\$19,000

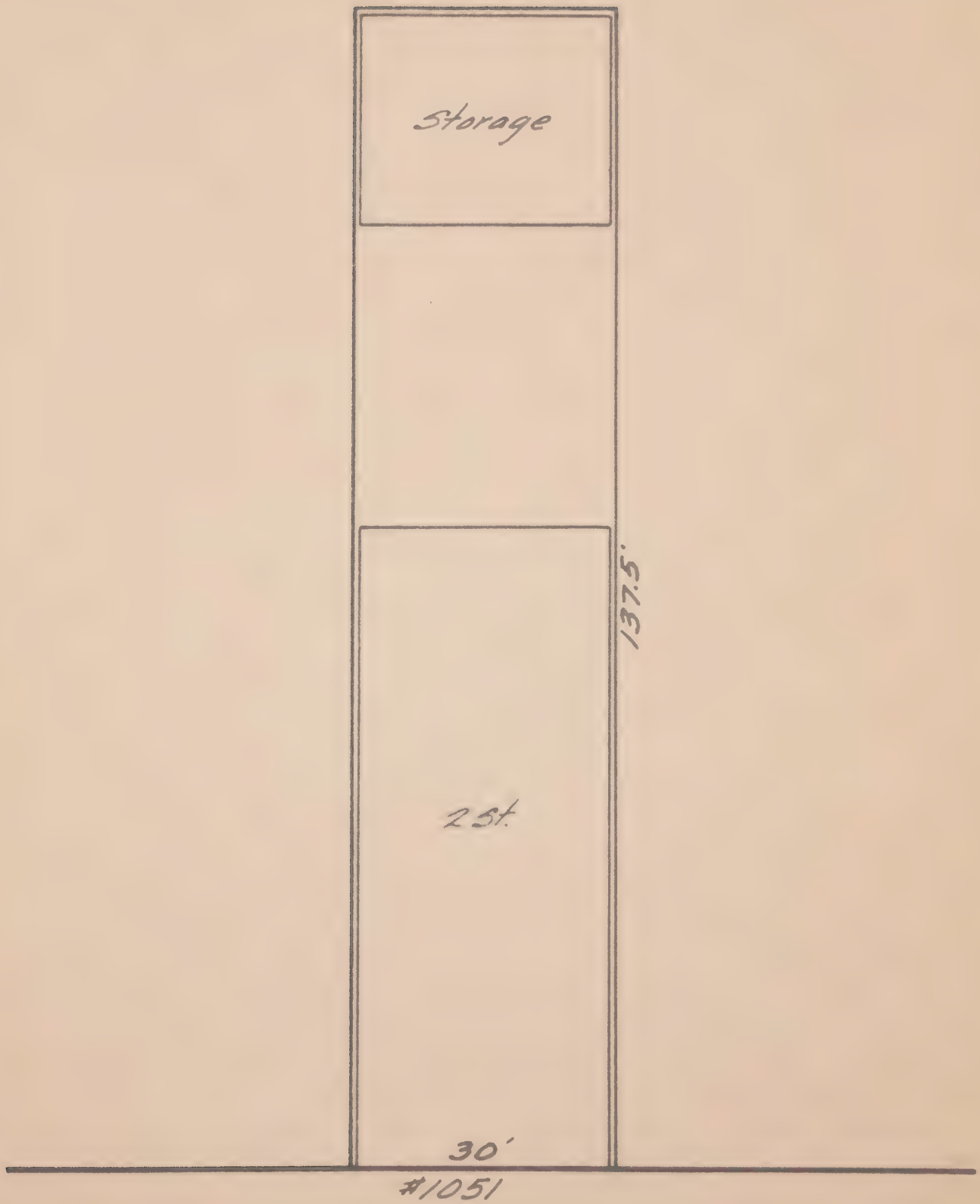
MARKET COMPARISON:

Sales Most Comparable	771-1; 770-3 (land sales)		
	4,125 s.f. @ \$ 4.60	\$ 18,975 ✓	19,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

LAND	\$ 18,000
IMPROVEMENTS	<u>1,000</u>
MARKET VALUE OF PROPERTY	\$ 19,000



MCALLISTER STREET



APPRAISAL

69-5

OWNER: Victorine Bourdet
 PROPERTY ADDRESS: 1041-47 McAllister (27)
 1035 McAllister (28)
 OWNER'S ADDRESS: 1025 McAllister

PARCEL NO. 781-27, -28
 DATE ACQ: 1949

ZONING: CM PRESENT USE: Laundry

IRS:
 CONSID: Decree
 BEST USE: Same

ASSESSED VALUE: Land \$ 3,930.00
 Imps. 5,250.00
 \$ 9,180.00

TAXES: \$ 762.86

LAND: DIMENSION 53.75 x 137.5 = 7,391[✓] s. f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 70

A 2 and 3 st. fr. and stucco bldg. with bsmt. used as a steam laundry. Little maintenance or renovation.

SUMMATION APPROACH:

Rounded to

Land	7,391 s. f. @ \$4.33 ⁺	\$ 32,000 [✓]	
Improvements	18,037 s. f. @ 1.50 ⁻	27,056 [✓]	
		<u>59,056</u>	\$59,100

MARKET COMPARISON:

Sales Most Comparable	None		
7,391	s. f. @ \$ 8.00	\$ 59,128 [✓]	59,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

This property and adjacent Parcel 29 and 30 are used as a single parcel. The title is in other persons who appear to be related to this owner. Although the parcels are appraised separately (because of the title) they constitute 1 economic unit all occupied by a partnership of the various owners. Therefore, the Income Approach does not apply. The attached machinery inventory includes the entire plant (Pcls. 27, 28, 29 & 30)

The following machine inventory is included for informational purposes. The appraiser offers no opinion as to whether it is personal or real property. The present "in-place" value of property is \$191,815.

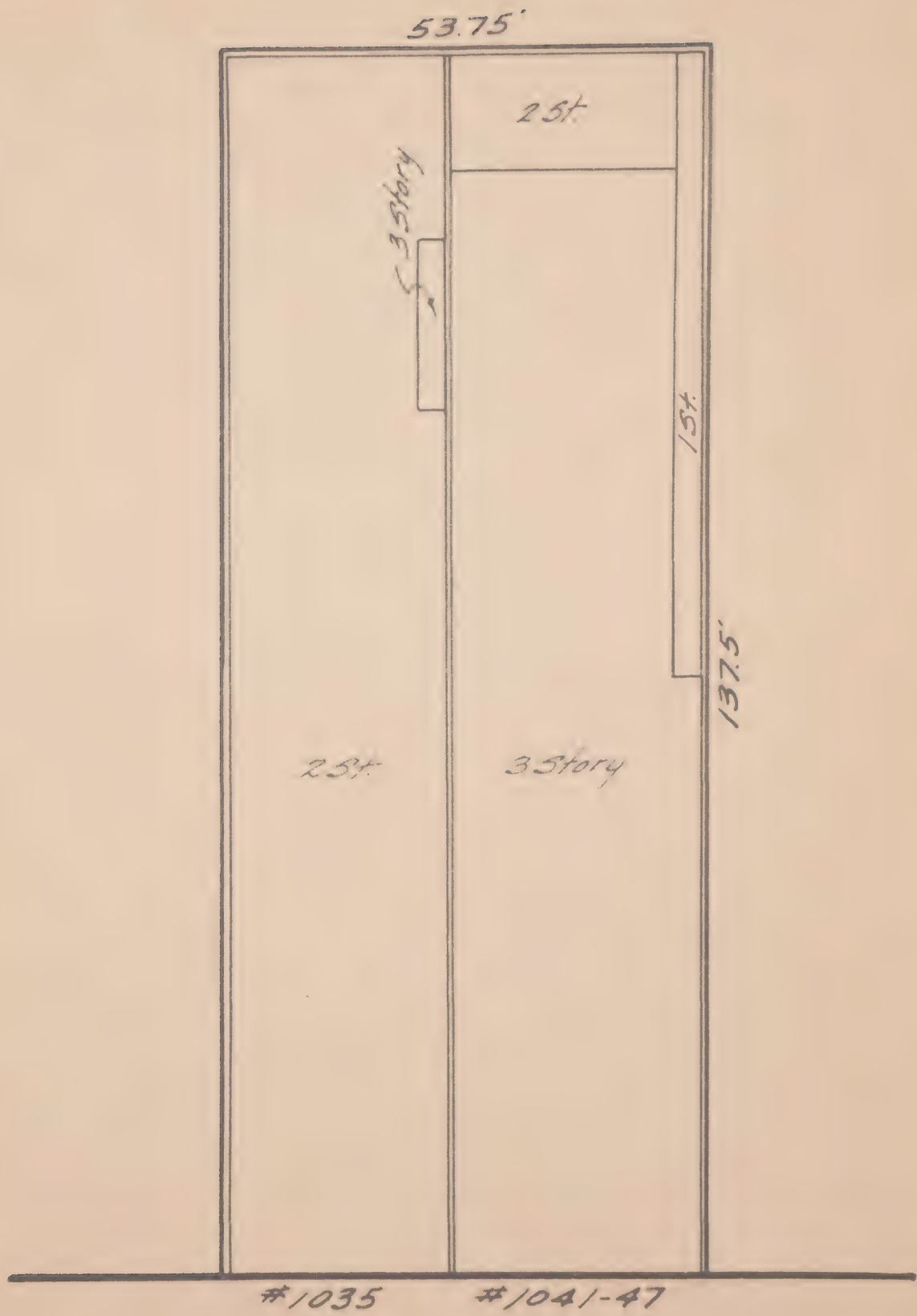
LAND	\$ 32,000
IMPROVEMENTS	27,000

MARKET VALUE OF PROPERTY \$ 59,000

EQUIPMENT

1025-47 McAllister - Cerciat French Laundry

Item of drying tumblers	\$19,500
Item of 2 HRT boilers, turntable, compressor, metal installation lathe and threader, tanks or roof and pump . . .	31,160
Item of sorting conveyor, 7 washers, 4 markers, 2 extractors, 5 tumblers, vacuum pump, fluff dry, 2 water softeners, 2 pumps . . .	34,990
Item of 2 flatwork ironers, bundle tyer, 7-4 press units, 3 Formatic shirt units, hardkerchief press	31,775
Item of 2 puff tables, dryer, starch units, extractor, 2 bleach tubs	4,900
Item of Noex dry cleaning unit, 3 dryers, 2 extractor, 2 soap tanks, spot unit, fashioners. . .	20,130
Item of wrapping machine, sleeve stretcher, 5 presses, topper press, fashioner, spotting table, puff unit, small dry house and steam iron table	<u>9,360</u>
TOTAL	\$191,815



McALLISTER STREET



APPRAISAL

69-4

OWNER: Albert Joseph Crouere et al
PROPERTY ADDRESS: 1031-33 McAllister

PARCEL NO. 781-29
DATE ACQ: 1951

OWNER'S ADDRESS: 1025 McAllister

IRS: -
CONSID: Decree
BEST USE: Same

ZONING: CM

PRESENT USE: Ind. & Flats

ASSESSED VALUE: Land \$ 1,680.00
Imps. 3,600.00
\$ 5,280.00

TAXES: \$ 438.76

LAND: DIMENSION 23 x 137.5 = 3,163[✓] s. f.

IMPROVEMENTS: Condition Fair Effective Age 60

A 3 st. fr. bldg. with a 9 rm. flat on ea. of the 2nd and 3rd flrs. The main flr. is a gar. and power plant serving the laundry on Parcel 27, 28 and 30.

SUMMATION APPROACH:

Rounded to

Land	3,163 s.f. @ \$4.43+	\$ 14,000 [✓]	
Improvements	7,221 s.f. @ 2.00	\$14,442 [✓]	
Basement		<u>3,000</u>	
		17,442	
		<u>31,442</u>	\$31,400

MARKET COMPARISON:

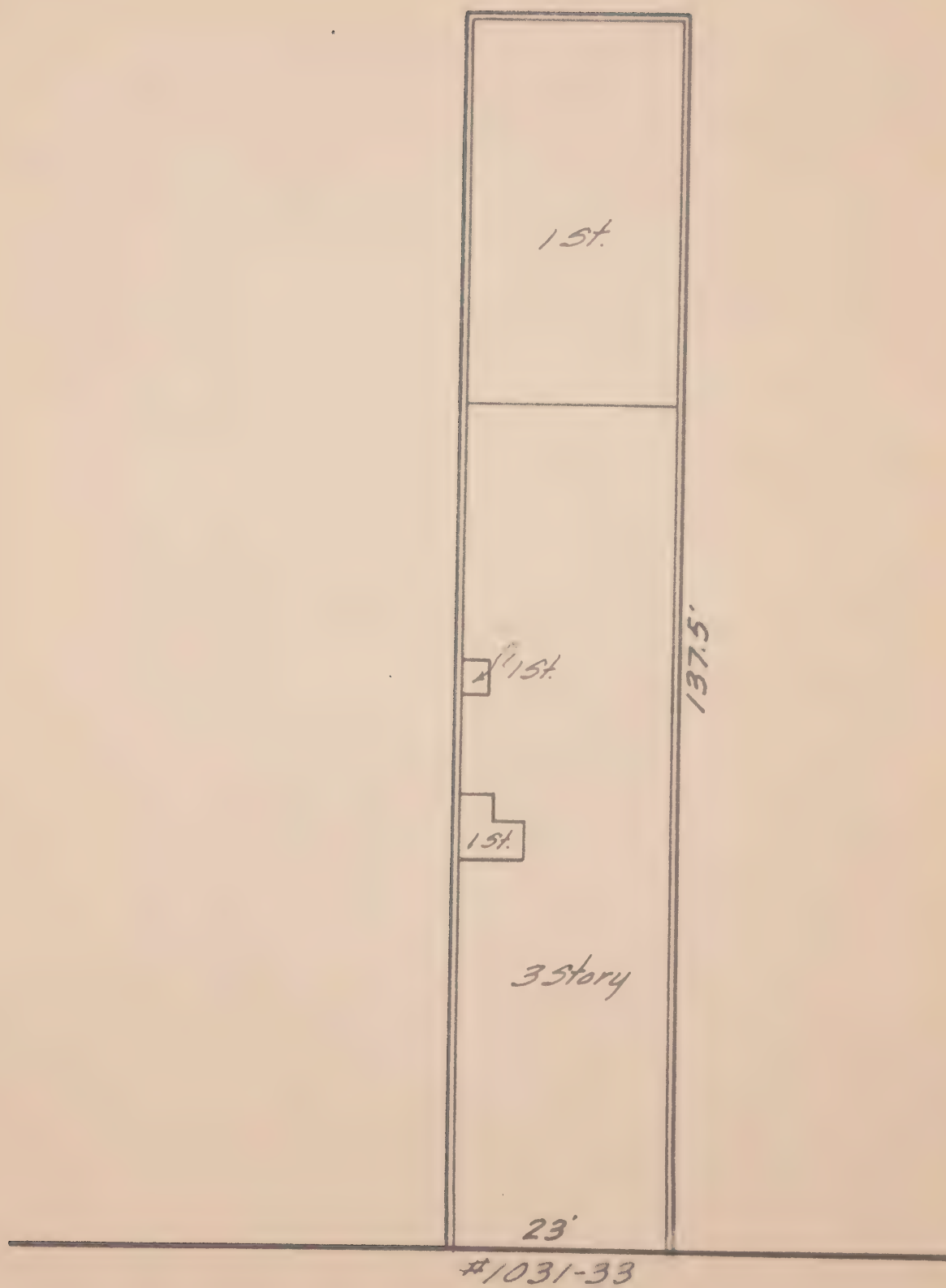
Sales Most Comparable	784-1; 782-30		
	3,163 s.f. @ \$ 10.00	\$ 31,630 [✓]	31,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-9 rm.	100	100	200	
See Parcel 28			150	
			<u>350[✓]</u>	
			x 85 =	
			29,750 [✓]	29,800

LAND	\$ 14,000
IMPROVEMENTS	<u>17,000</u>

MARKET VALUE OF PROPERTY \$ 31,000



MCALLISTER STREET



APPRAISAL

69-3

OWNER: Albert Joseph Crouere
PROPERTY ADDRESS: 1025-29 McAllister

PARCEL NO. 781-30
DATE ACQ: Various

OWNER'S ADDRESS: 1025 McAllister

IRS: -
CONSID: Decree
BEST USE: Same

ZONING: CM PRESENT USE: Laundry

ASSESSED VALUE: Land \$ 1,830.00
Imps. 3,000.00
\$ 4,830.00

TAXES: \$ 401.38

LAND: DIMENSION 25 x 137.5 = 3,438 ✓

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 40

A 1 st. brick bldg. with office in front and laundry equipment in back. It is used in conjunction with Parcels 27, 29 and the ground floor of 29.

SUMMATION APPROACH:

Rounded to

Land 3,438 s. f. @ \$4.36+
Improvements 3,438 s. f. @ 3.00

\$ 15,000 ✓
10,314 ✓
25,314

\$25,300

MARKET COMPARISON:

Sales Most Comparable 784-1

3,438 s. f. @ \$ 7.50

\$ 25,785 ✓

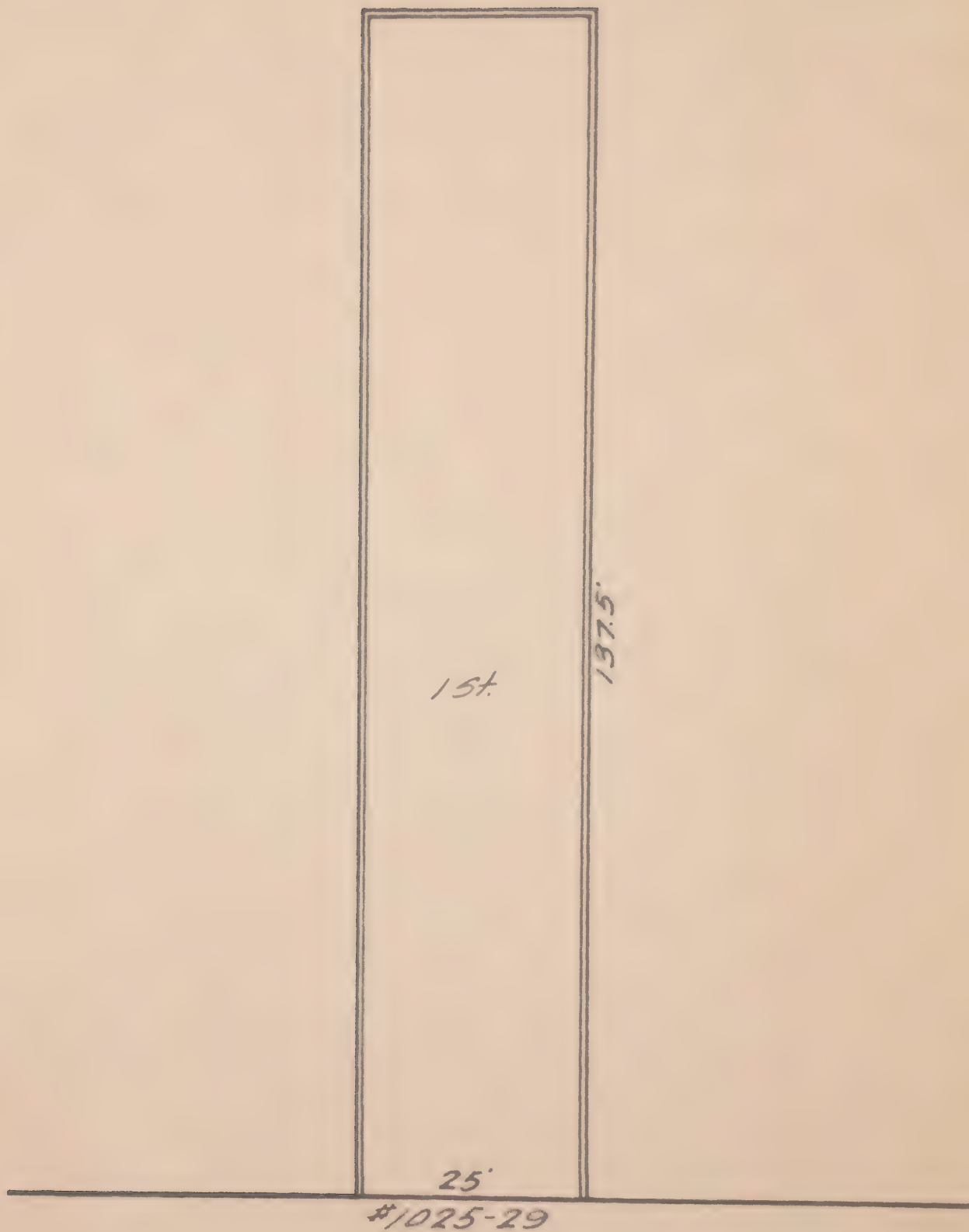
25,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

See Parcel 27 & 28 for explanation.

LAND	\$ 15,000
IMPROVEMENTS	10,500
MARKET VALUE OF PROPERTY	\$ 25,500



MCALLISTER STREET



APPRAISAL

69-2

OWNER: Sam Drabkin
PROPERTY ADDRESS: 1019 McAllister

PARCEL NO. 781-31
DATE ACQ: 1927

OWNER'S ADDRESS: 870 - 28th Ave.

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: CM PRESENT USE: Com.

ASSESSED VALUE: Land \$ 1,830.00
Imps. 3,600.00
\$ 5,430.00

TAXES: \$ 451.24

LAND: DIMENSION 25 x 137.5 = 3,438 ✓ s.f.

IMPROVEMENTS: Condition Fair Effective Age 30 ±

A 1 st. conc. bldg. with partial bsmt. and a commercial store front. Entry to property was not obtained.

SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.36+	\$ 15,000 ✓	
Improvements	3,438 s.f. @ 3.00	10,314 ✓	
		<u>25,314</u>	\$25,300

MARKET COMPARISON:

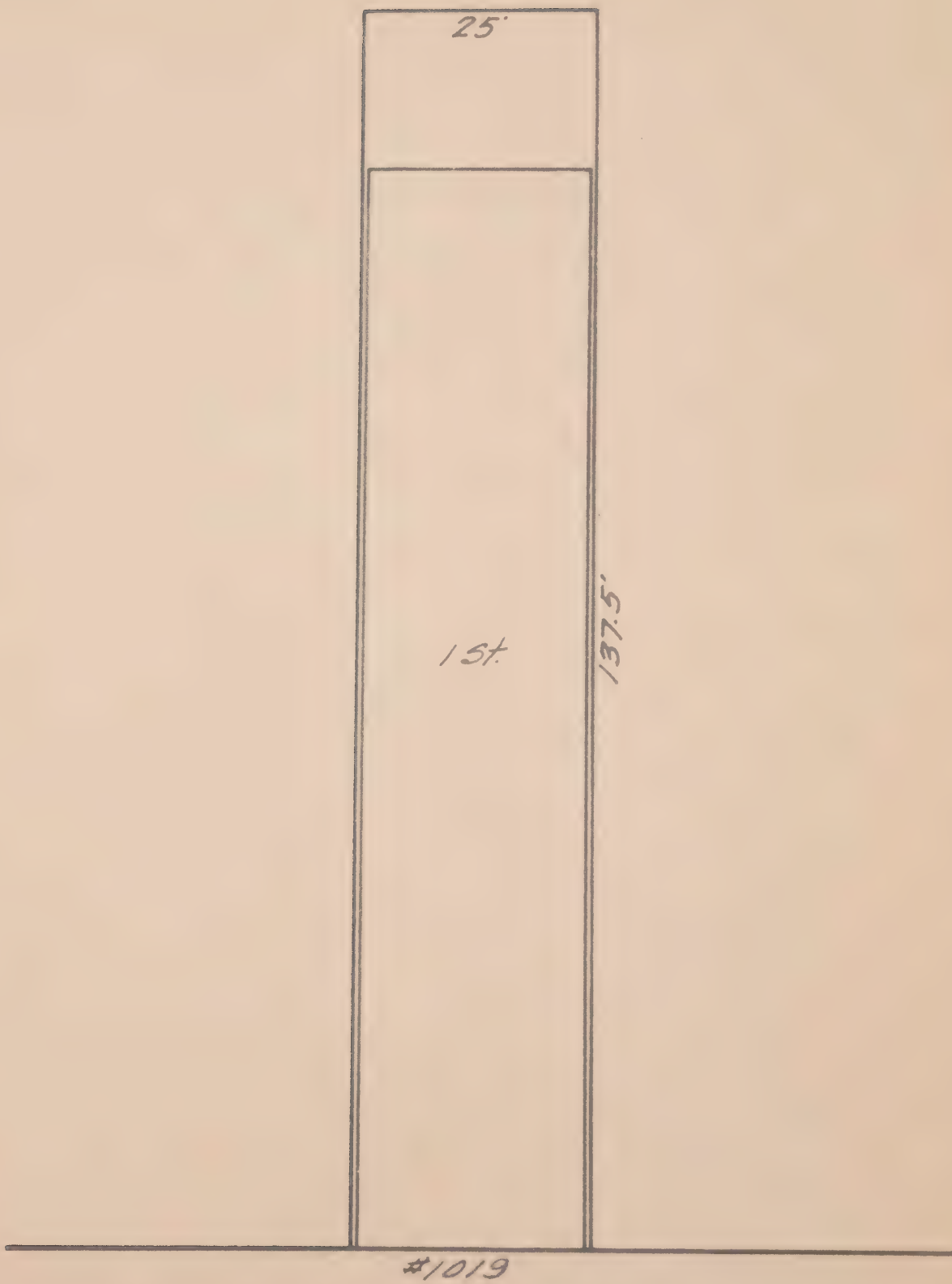
Sales Most Comparable	784-1		
	3,438 s.f. @ \$ 7.50	\$ 25,785 ✓	25,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Vacant			300 x 90
			27,000

LAND	\$ 15,000
IMPROVEMENTS	11,000
	<u>26,000</u>

MARKET VALUE OF PROPERTY \$ 26,000



MCALLISTER STREET

BLOCK 782

BLOCK 752

	NAME	LAND	LIFE	TOTAL
-1	LaFayette Jamerson	\$ 11,500	\$ 16,000	\$ 27,500 ✓
-2	Marie Roumente	60,000	90,000	150,000 ✓
-4	Ethel Williams	6,500	8,000	14,500 ✓
-4A	Clarence V. Knowles	6,500	5,000	11,500 ✓
-4B	Hazel L. Smith	6,500	5,000	11,500 ✓
-4C	M.C. Taylor	6,500	4,500	11,000 ✓
-4D	Lucius V. Green	6,500	5,500	12,000 ✓
-4E	Edward Jennings	6,500	7,000	13,500 ✓
-4F	Vivian Gelner	6,500	7,000	13,500 ✓
-4G	Oscar Mack	6,500	7,000	13,500 ✓
-4H	Joseph Purdy	6,500	7,000	13,500 ✓
-6	Wm. Kolthoff	29,000	10,000	39,000 ✓
-7	Henry A. Fricke	14,500	13,500	28,000 ✓
-8	Van Alan Tapscott	7,500	10,500	18,000 ✓
-8A	Claudia A. Smith	6,900	11,600	18,500 ✓
-9	Morris Properties Inc	6,850	8,650	15,500 ✓
-9A	John Moreno	6,500	7,500	14,000 ✓
-10	Louis Harris	7,600	9,900	17,500 ✓
-10A	Ernest D. Brown	6,500	7,500	14,000 ✓
-11	Ping Wong	8,700	24,800	33,500 ✓
-12,-12A	Benjamin Fireman	12,750	4,750	17,500 ✓
-13	Richard C. Hegarty	11,000	25,500	36,500 ✓
-15	Billy S.F. Ma	15,000	27,000	42,000 ✓
-15A	Johnnie Thomas	6,500	9,500	16,000 ✓
-15B	Serge Daiko	15,500	16,500	32,000 ✓
-15C	Agie Williams	6,500	10,000	16,500 ✓
-16	Charles J. Dubose	9,300	9,700	19,000 ✓
-16A	James D. Martin	6,500	7,500	14,000 ✓
-19	Charles A. Cates	14,500	12,500	27,000 ✓
-20	Title Ins. & Guarnty Co.	14,500	14,500	29,000 ✓
-21	Alpha Mae Hayes	15,000	22,000	37,000 ✓

BLOCK 782 Cont.

	NAME	LAND	IMPS	TOTAL
-2	Frank Chun Tuck	\$ 6,500	\$ 100	\$ 6,600 ✓
-23	Elizabeth Jamerson	7,250	8,250	15,500 ✓
-24	Lou Ward	7,000	8,000	15,000 ✓
-25	Raashall Cox	7,000	7,500	14,500 ✓
-26,-27, -28	Emma J. Jack	20,000	28,000	48,000 ✓
-29	Blanca Sandino	8,500	11,500	20,000 ✓
-30	Anthony J. Ferrari	12,000	23,000	35,000 ✓
-31	Henry Carter	9,250	15,750	25,000 ✓
-32,-33	Lucille Reed	14,500	17,500	32,000 ✓
-34	Charles A. Cates	6,500	1,000	7,500 ✓
-35	No. Cos. Title Co.	<u>9,300</u>	<u>39,700</u>	<u>49,000</u>
		\$458,900	\$585,700	\$1,044,600



APPRAISAL

782-1

OWNER: LaFayette Jamerson
PROPERTY ADDRESS: 903 McAllister

PARCEL NO. 782-1
DATE ACQ: 1-12-53

OWNER'S ADDRESS: 904 Steiner

IRS: \$17.60
CONSID: N.S.
BEST USE: Same

ZONING: CM

PRESENT USE: Store & flats

ASSESSED VALUE: Land \$ 2,590.00
Imps. 3,000.00
\$ 5,590.00

TAXES: \$ 464.52

LAND: DIMENSION 31.25 x 80 = 2,500 ✓

s.f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

3 st. fr. str. with 3 stores on 1st flr. and 1-6 rm. flat on ea. of the 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	2,500 s.f. @ \$4.60+	\$ 11,500 ✓	
Improvements	7,520 s.f. @ 2.30	17,296	
		<u>28,796</u>	\$28,800

MARKET COMPARISON:

Sales Most Comparable	782-19; 782-30; 771-3	
2,500	s.f. @ \$ 11.00	\$ 27,500 ✓

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
2 stores	50 ea.		100
1 store	Owner		100
2-6 rm.	85 ea.		170 ✓
			<u>370</u> x 75 =
			27,750 ✓
			27,800

One six rm. flat is being rented out as rooms but has not been changed from original flat.

LAND	\$ 11,500
IMPROVEMENTS	16,000
MARKET VALUE OF PROPERTY	\$ 27,500

ASH STREET

STREET

LAGUNA

31.25'

3 story

Enclosed
porches
2nd & 3rd

71-618*

#865

3 story

80.

#901-05

McALLISTER STREET



APPRAISAL

782-22

OWNER: Marie Roumente
PROPERTY ADDRESS: 600 Fulton

PARCEL NO. 782-2
DATE ACQ: 3-31-52

OWNER'S ADDRESS: 431-24th Avenue

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: CM

PRESENT USE: Auto parts

ASSESSED VALUE: Land \$ 7,030.00
Imps. 26,400.00
\$ 33,430.00

TAXES: \$ 2,778.04

LAND: DIMENSION 110 x 120 = 13,200 ✓ s.f.

IMPROVEMENTS: Condition Good

Effective Age 40

2 st. reinforced conc. str. used as warehouse and parts distribution. Bldg. has elevator that is not in use.

SUMMATION APPROACH:

Rounded to

Land 13,200 s.f. @ \$4.55+
Improvements 26,400 s.f. @ 3.50

\$ 60,000 ✓
92,400 ✓

\$152,400

MARKET COMPARISON:

Sales Most Comparable 767-10; 769-23; 666-6A
13,200 s.f. @ \$ 11.40

\$ 150,480 ✓

150,500

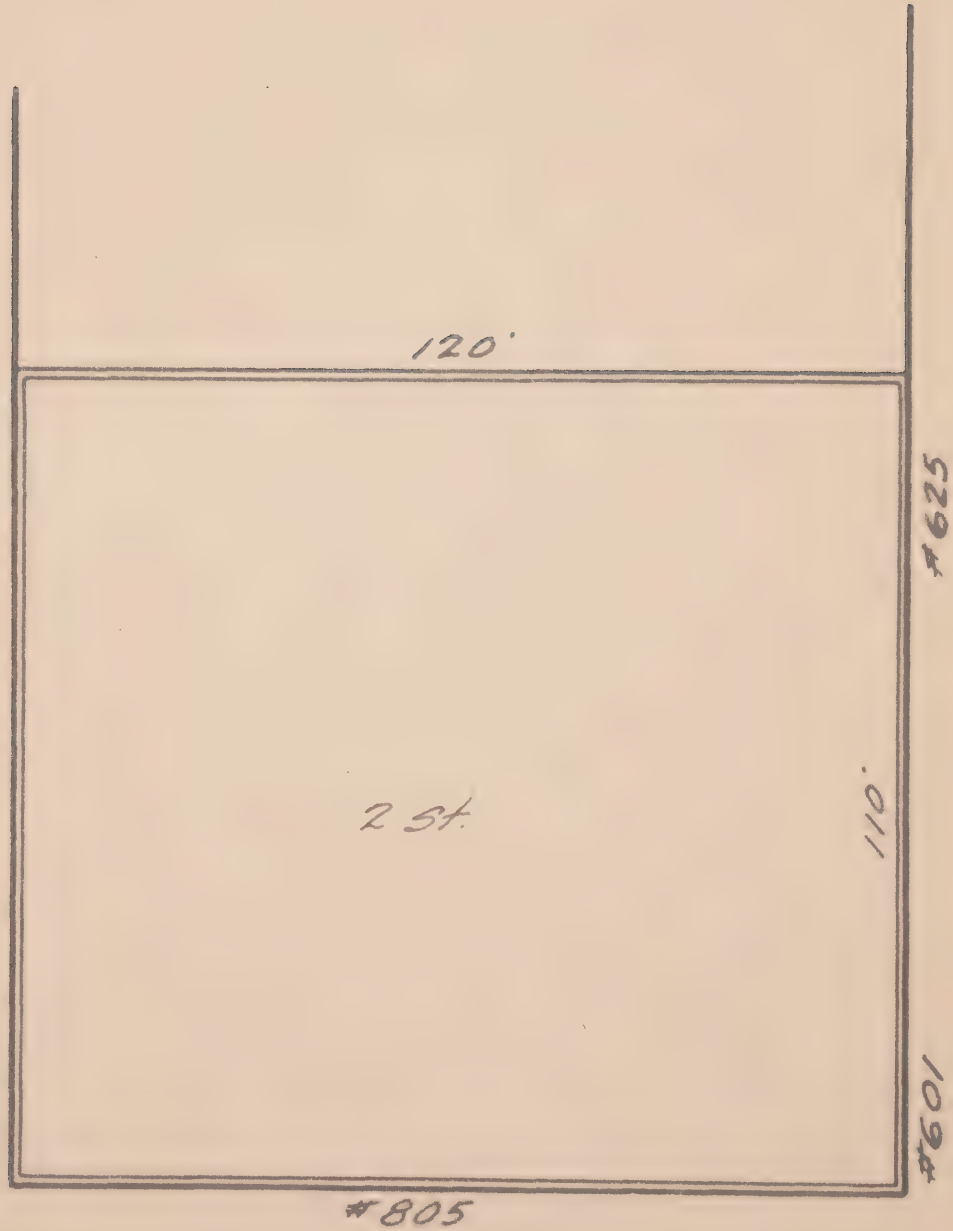
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2 story	Refused		1,500 x 100	150,000

LAND \$ 60,000
IMPROVEMENTS 90,000

MARKET VALUE OF PROPERTY \$ 150,000

FULTON STREET



ASH STREET

LAGUNA STREET



APPRaisal

70
62-42

OWNER: Ethel Williams
PROPERTY ADDRESS: 628 Fulton

PARCEL NO. 782-4
DATE ACQ: 1953

OWNER'S ADDRESS: 628 Fulton

IRS: -

ZONING: CM

PRESENT USE: Single family

CONSID: N.S.

BEST USE: Com.

ASSESSED VALUE: Land \$ 590.00
Imps. 700.00
\$ 1,290.00

TAXES: \$ 107.20

LAND: DIMENSION 16.5 x 60 = 990✓

s. f.

IMPROVEMENTS: Condition Good Effective Age 60 ±
2 st. single family dwelling with 3 rms. on ea. flr. and bsmt.
stg. Owner has put in recessed tub and tile in bath, Youngstown
kitchen, new wiring and new furnace. Exterior needs paint but
interior is in good condition.

SUMMATION APPROACH:

Rounded to

Land 990 s. f. @ \$6.57+
Improvements 1436 s. f. @ 5.50

\$ 6,500
7,898
14,398

\$14,400

MARKET COMPARISON:

Sales Most Comparable 782-4A; 782-4C
990 s. f. @ \$ 15.00

\$ 14,850 ✓

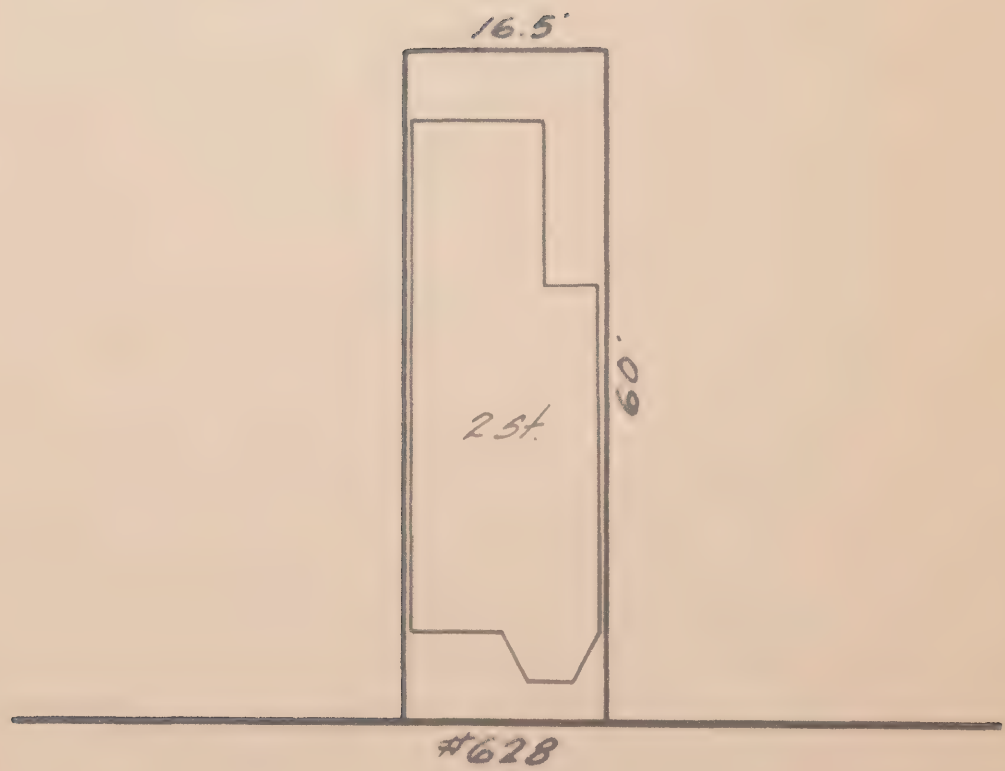
14,900

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 6,500
IMPROVEMENTS 8,000

MARKET VALUE OF PROPERTY \$ 14,500



FULTON STREET



APPRAISAL

70
62-41

OWNER: Clarence V. Knowles et ux
PROPERTY ADDRESS: 630 Fulton

PARCEL NO. 782-4A
DATE ACQ: 1958

OWNER'S ADDRESS: 630 Fulton

IRS: -
CONSID: \$10,500
BEST USE: Com.

ZONING: CM PRESENT USE: Single fam.

ASSESSED VALUE: Land \$ 590.00
Imps. 700.00
\$ 1,290.00

TAXES: \$ 107.20

LAND: DIMENSION 16.5 x 60 = 990 ✓

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

2 st. single family dwelling (frame construction) with 3 rms.
on ea. flr.

SUMMATION APPROACH:

Rounded to

Land 990 s. f. @ \$6.57+
Improvements 1436 s. f. @ 3.50

\$ 6,500 ✓
5,026
11,526

\$11,500

MARKET COMPARISON:

Sales Most Comparable 782-4A; 782-4C
990 s. f. @ \$ 11.60

\$ 11,484 ✓

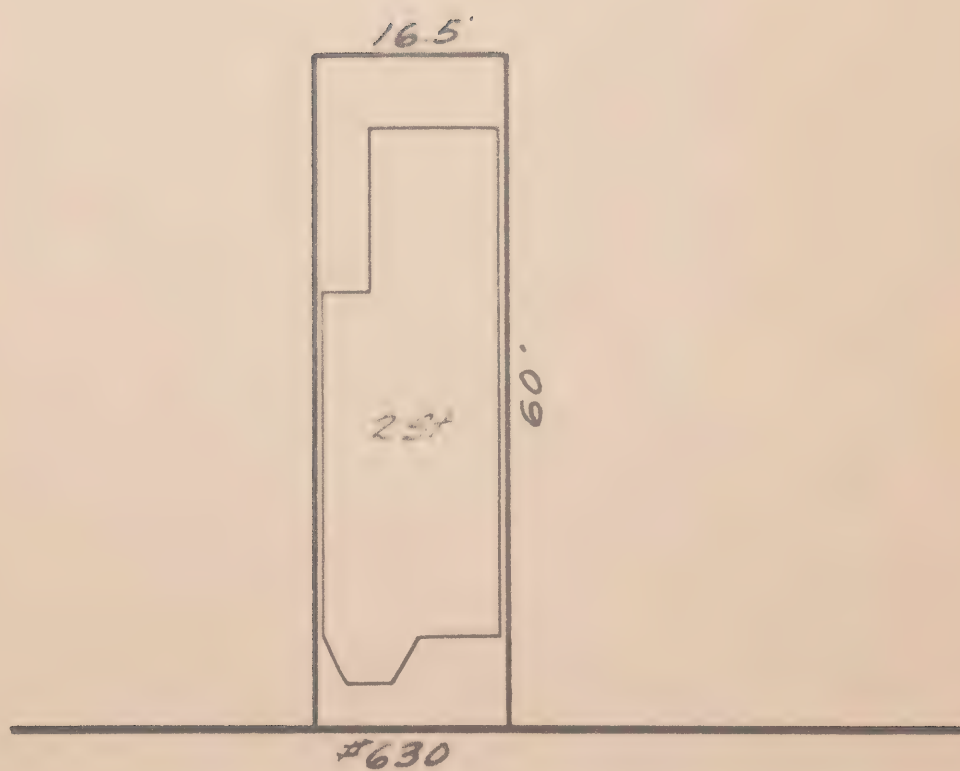
11,500

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
	\$	\$	\$

LAND	\$ 6,500
IMPROVEMENTS	5,000

MARKET VALUE OF PROPERTY \$ 11,500



FULTON STREET



APPRAISAL

782-40

OWNER: Hazel L. Smith
PROPERTY ADDRESS: 636 Fulton

PARCEL NO. 782-4B
DATE ACQ: 7-9-52

OWNER'S ADDRESS: 636 Fulton

IRS: \$7.70

ZONING: CM

PRESENT USE: Single family

CONSID: N.S.

BEST USE: Com.

ASSESSED VALUE: Land \$ 590.00
Imps. 700.00
\$ 1,290.00

TAXES: \$ 107.20

LAND: DIMENSION 16.5 x 60 = 990 ✓

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

2 st. single family fr. str. with 3 rms. on ea. flr. Owner has rewired and painted bldg.

SUMMATION APPROACH:

Rounded to

Land 990 s.f. @ \$6.57+
Improvements 1436 s.f. @ 3.50

\$ 6,500 ✓
5,026 ✓
11,526

\$11,500

MARKET COMPARISON:

Sales Most Comparable 782-4A; 782-4C
990 s.f. @ \$ 11.60

\$ 11,484 ✓

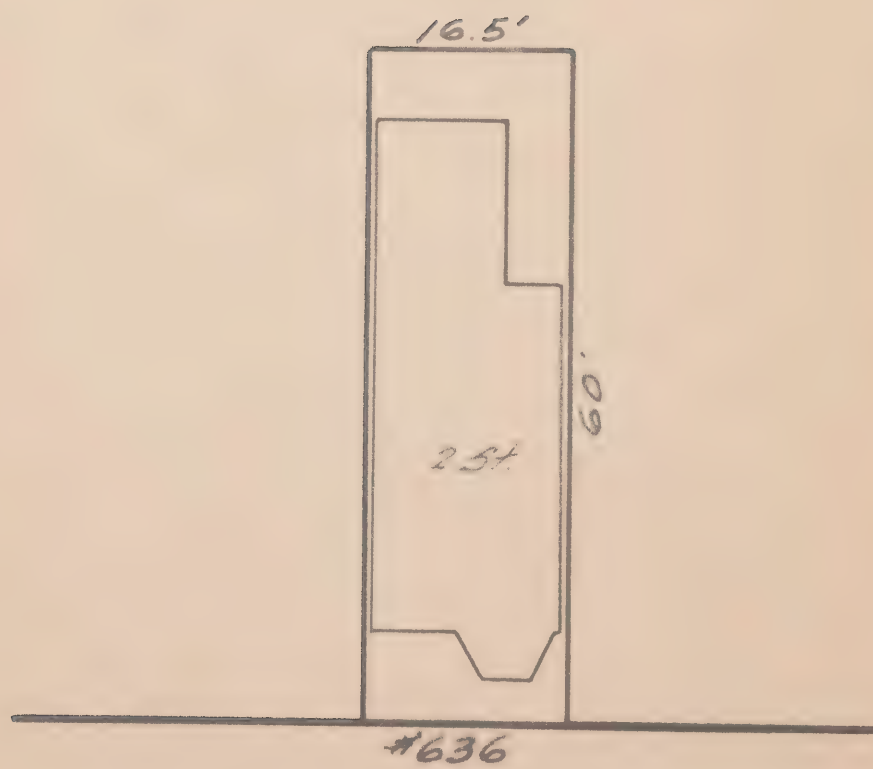
11,500

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 6,500
IMPROVEMENTS 5,000

MARKET VALUE OF PROPERTY \$ 11,500



FULTON STREET



APPRaisal

76
62-39

OWNER: M. C. Taylor
PROPERTY ADDRESS: 640 Fulton

PARCEL NO. 782-4C
DATE ACQ: 7-10-59

OWNER'S ADDRESS: 640 Fulton

IRS: \$9.35
CONSID: \$9,900
BEST USE: Com.

ZONING: CM PRESENT USE: 2 apts.

ASSESSED VALUE: Land \$ 590.00
Imps. 700.00
\$ 1,290.00

TAXES: \$ 107.20

LAND: DIMENSION 16.5 x 60 = 990 ✓

s. f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

2 st. fr. str. formerly single family dwelling now being used as 2 apts. There are 3 rms. on ea. flr. with kitchens but only 1 bath in bldg.

SUMMATION APPROACH:

Rounded to

Land	990 s. f. @ \$6.57±	\$ 6,500 ✓	
Improvements	1,436 s. f. @ 3.30	4,739 ✓	
		<u>11,239</u>	\$11,200

MARKET COMPARISON:

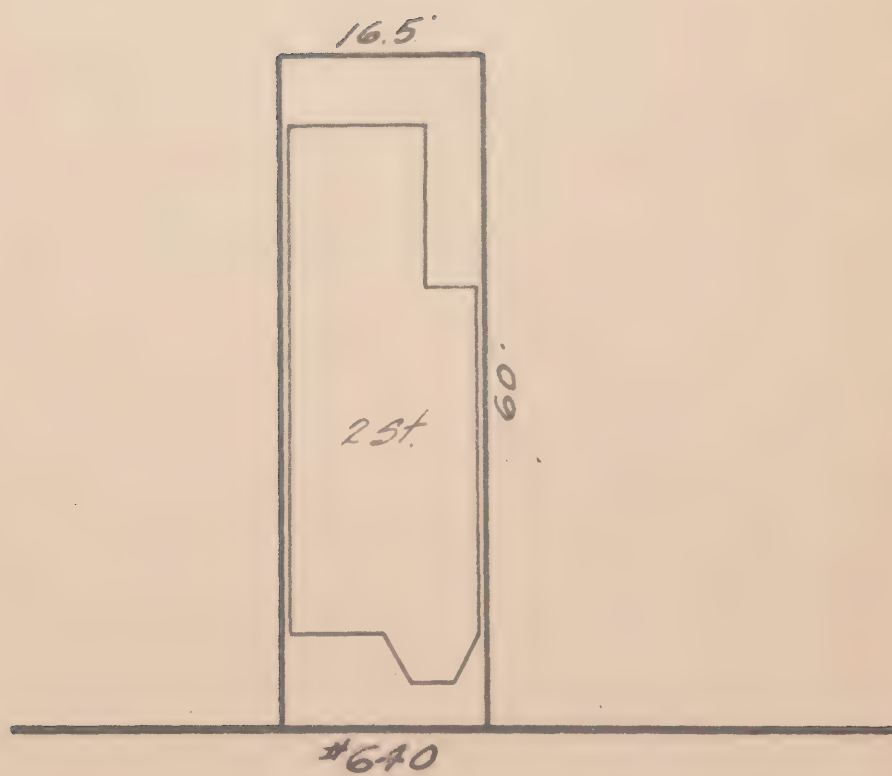
Sales Most Comparable	782-4A; 782-4C		
990	s. f. @ \$ 11.20	\$ 11,088 ✓	11,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3 rm.	70		70	
1 owner	70		70	
			<u>140</u> x 80	11,200 ✓

LAND	\$ 6,500
IMPROVEMENTS	4,500

MARKET VALUE OF PROPERTY \$ 11,000



FULTON STREET



APPRAISAL

76
68-38

OWNER: Lucius V. Green et ux
PROPERTY ADDRESS: 642 Fulton

PARCEL NO. 782-4D
DATE ACQ: 1-5-53

OWNER'S ADDRESS: 642 Fulton

IRS: \$7.15
CONSID: N.S.

ZONING: CM

PRESENT USE: Single family

BEST USE: Com.

ASSESSED VALUE: Land \$ 590.00
Imps. 700.00
\$ 1,290.00

TAXES: \$ 107.20

LAND: DIMENSION 16.5 x 60 = 990 ✓

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 65 ±

2 st. single family fr. str. with 3 rms. on ea. flr. Bsmt. has
3 finished stg. rms. Bldg. has new roof.

SUMMATION APPROACH:

Rounded to

Land 990 s. f. @ \$6.57±
Improvements 1436 s. f. @ 3.80

\$ 6,500 ✓
5,457 ✓
11,957

\$12,000

MARKET COMPARISON:

Sales Most Comparable 782-4A; 782-4C
990 s. f. @ \$ 12.20

\$ 12,078 ✓

12,100

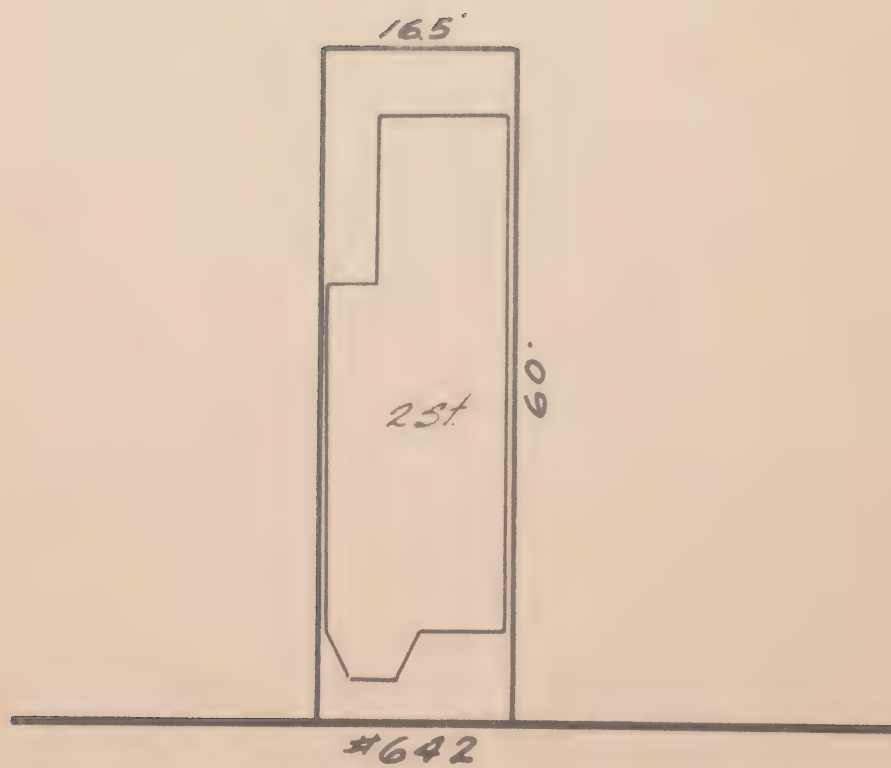
INCOME APPROACH:

Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 6,500
IMPROVEMENTS 5,500

MARKET VALUE OF PROPERTY \$ 12,000



FULTON STREET



APPRAISAL

76
62-26

OWNER: Edward Jennings
PROPERTY ADDRESS: 639-41 Ash

PARCEL NO. 782-4E
DATE ACQ: 12-21-61

OWNER'S ADDRESS: 639 Ash

IRS: \$1.10
CONSID: N.S.
BEST USE: Same

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 330.00
Imps. 1,100.00
\$ 1,430.00

TAXES: \$ 118.84

LAND: DIMENSION 20.625 x 60 = 1,238 ✓ s.f.

IMPROVEMENTS: Condition Fair Effective Age 65 ±

2 st. fr. str. with a 4 rm. flat on 1st flr. and a 5 rm. flat on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	1,238 s.f. @ \$5.25±	\$ 6,500 ✓	
Improvements	2,020 s.f. @ 3.50	7,070 ✓	
		13,570	\$13,600

MARKET COMPARISON:

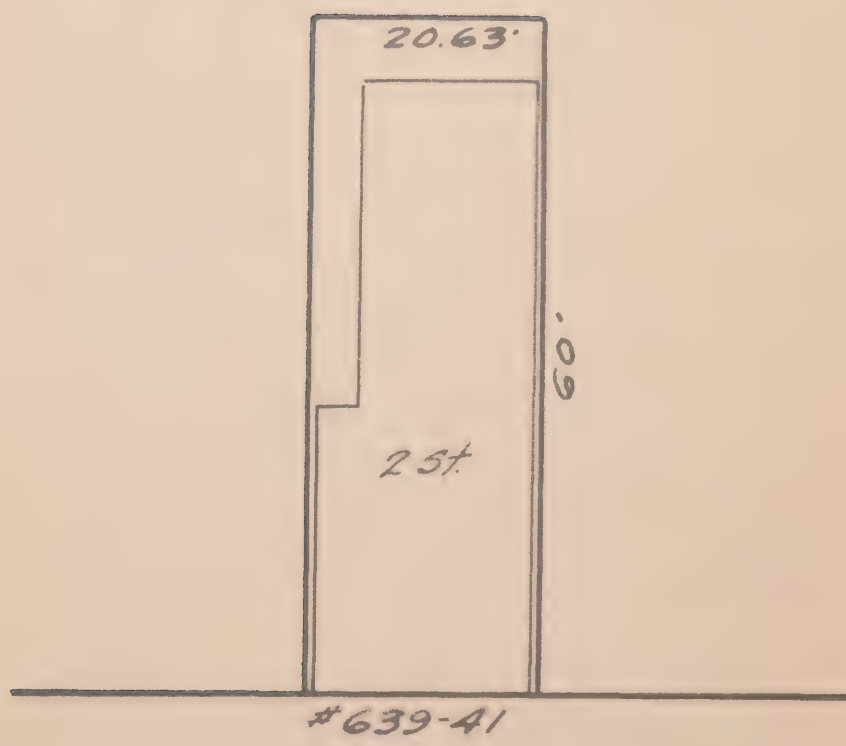
Sales Most Comparable 743-6A; 661-2; 661-2A
1,238 s.f. @ \$ 11.00 \$ 13,618 ✓ 13,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-4 rm.	60		70	
1-5 rm.	Owner		75	
			145 x 95 =	
			13,775 ✓	13,800

LAND	\$ 6,500
IMPROVEMENTS	7,000

MARKET VALUE OF PROPERTY \$ 13,500



ASH STREET



APPRAISAL

70
82-25

OWNER: Vivian Gelnier
PROPERTY ADDRESS: 635-37 Ash

PARCEL NO. 782-4F
DATE ACQ: 8-4-59
(Sales Contract 1956)

OWNER'S ADDRESS: 635 Ash

IRS: \$7.70
CONSID: \$11,500
BEST USE: Same

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 330.00
Imps. 1,100.00
\$ 1,430.00

TAXES: \$ 118.84

LAND: DIMENSION 20.625 x 60 = 1,238 s.f.

IMPROVEMENTS: Condition Fair Effective Age 65 ±

2 st. fr. str. with 1-4 rm. flat on 1st flr. and 1-5 rm. flat on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	1,238 s.f. @ \$5.25±	\$ 6,500 ✓	
Improvements	2,020 s.f. @ 3.50	7,070 ✓	
		13,570 ✓	\$13,600

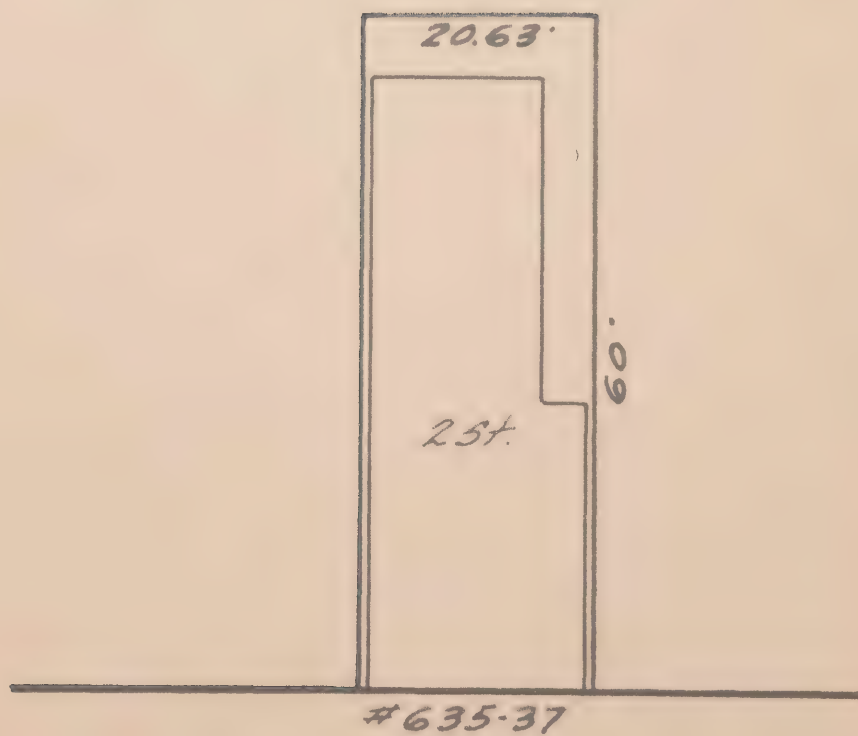
MARKET COMPARISON:

Sales Most Comparable	743-6A; 661-2; 661-2A		
	1,238 s.f. @ \$ 11.00	\$ 13,618 ✓	13,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-4 rm.	65		70	
1-5 rm.	Owner		75	
			145 x 95 =	
			13,775 ✓	13,800

LAND	\$ 6,500
IMPROVEMENTS	7,000
MARKET VALUE OF PROPERTY	\$ 13,500



ASH STREET



APPRAISAL

70
62-24

OWNER: Oscar Mack et ux
PROPERTY ADDRESS: 631-33 Ash

PARCEL NO. 782-4G
DATE ACQ: 8-23-57

OWNER'S ADDRESS: 633 Ash

IRS: \$2.75
CONSID: N.S.
BEST USE: Same

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 330.00
Imps. 1,100.00
\$ 1,430.00

TAXES: \$ 118.84

LAND: DIMENSION 20.625 x 60 = 1,238[✓] s.f.

IMPROVEMENTS: Condition Fair Effective Age 65 ±

2 st. fr. str. with 1-4 rm. flat on 1st flr. and 1-5 rm. flat on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	1,238 s.f. @ \$5.25±	\$ 6,500 [✓]	
Improvements	2,020 s.f. @ 3.50	7,070 [✓]	
		13,570	\$13,600

MARKET COMPARISON:

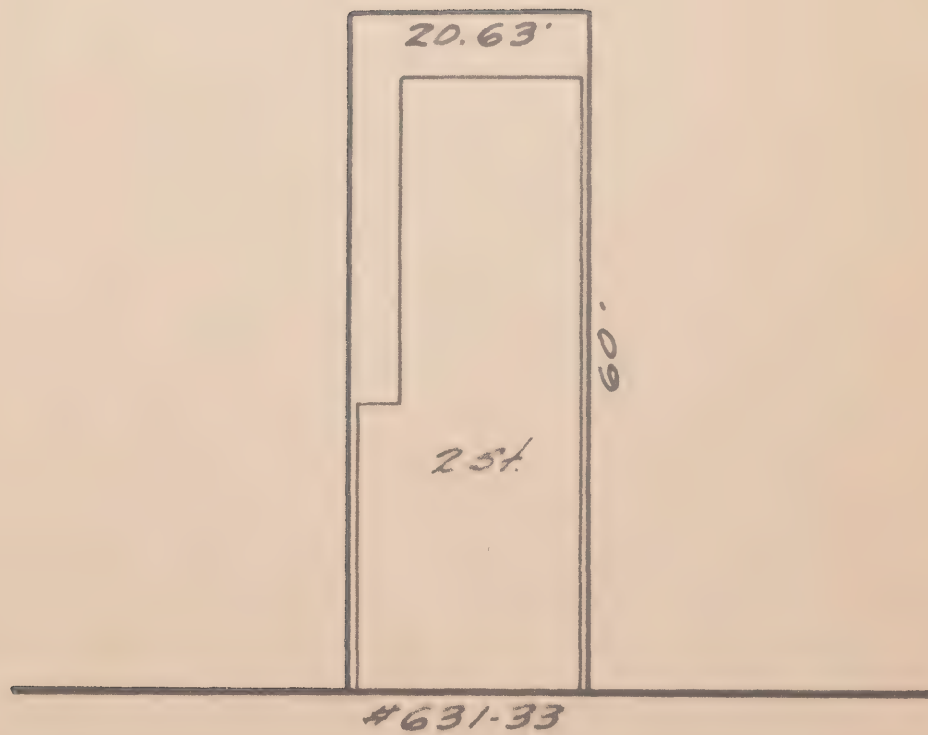
Sales Most Comparable	743-6A; 661-2; 661-2A		
1,238 s.f. @ \$	11.00	\$ 13,618 [✓]	13,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-4 rm.	60		70	
1-5 rm.	Owner		75	
			145 x 95 =	
			13,775 [✓]	13,800

LAND	\$ 6,500
IMPROVEMENTS	7,000

MARKET VALUE OF PROPERTY \$ 13,500



ASH STREET



APPRaisal

76
62-23

OWNER: Joseph Purdy et ux
PROPERTY ADDRESS: 627-29 Ash

PARCEL NO. 782-4H
DATE ACQ: 4-1-53

OWNER'S ADDRESS: 627 Ash

IRS: -
CONSID: \$11,500
BEST USE: Same

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 330.00
Imps. 1,100.00
\$ 1,430.00

TAXES: \$ 118.84

LAND: DIMENSION 20.625 x 60 = 1,238 ✓ s. f.

IMPROVEMENTS: Condition Fair Effective Age 65 ±

2 st. fr. str. with 1-4 rm. flat on 1st flr. and 1-5 rm. flat on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land 1,238 s. f. @ \$5.25+
Improvements 2,020 s. f. @ 3.50

\$ 6,500 ✓
7,070 ✓
13,570

\$13,600

MARKET COMPARISON:

Sales Most Comparable 743-6A; 661-2; 661-2A
1,238 s. f. @ \$ 11.00

\$ 13,618 ✓

13,600

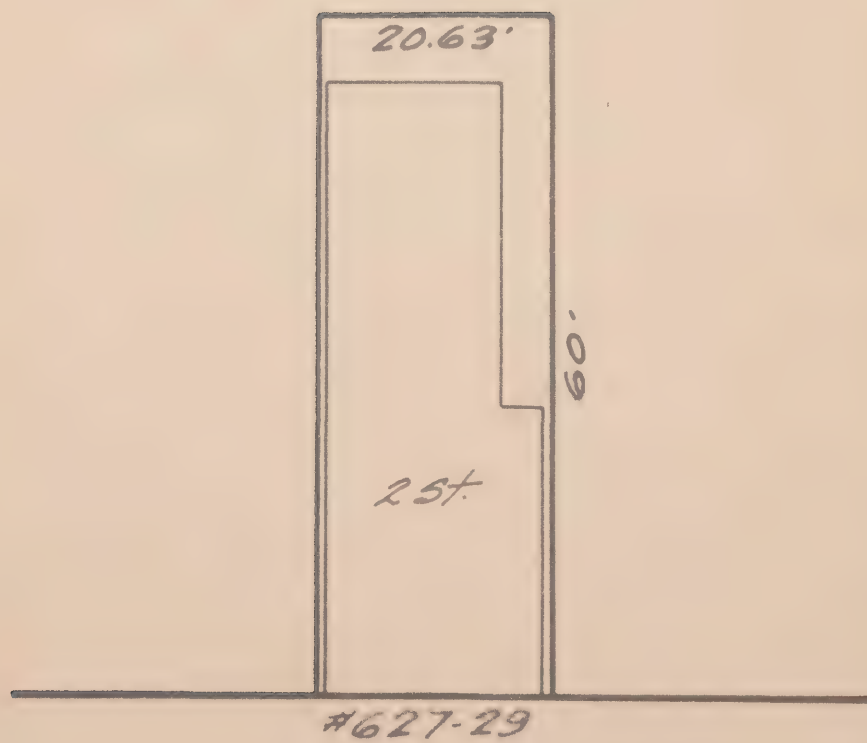
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-4 rm.	65		70
1-5 rm.	Owner		75
			145 x 95 =
			13,775 ✓

13,800

LAND \$ 6,500
IMPROVEMENTS 7,000

MARKET VALUE OF PROPERTY \$ 13,500



ASH STREET



APPRaisal

70
62-27

OWNER: Wm. Kolthoff et al
PROPERTY ADDRESS: 650-52 Fulton

PARCEL NO. 782-6
DATE ACQ: 2-21-62

OWNER'S ADDRESS: 418 Tiburon Blvd., Tiburon

IRS: \$5.50
CONSID: Family
BEST USE: Same

ZONING: CM

PRESENT USE: Stores & apt.

ASSESSED VALUE: Land \$ 3,090.00
Imps. 4,750.00
\$ 7,840.00

TAXES: \$ 651.50

LAND: DIMENSION 55 x 120 = 6,600✓

s.f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 70

2 st. fr. str. with 2 stores, shop and stg. on 1st flr. 2nd flr. contains 1-5 rm. apt. and 1 large stg. rm. 1st flr. is fair-to-poor condition and 2nd flr. is in good condition.

SUMMATION APPROACH:

Rounded to

Land 6,600 s.f. @ \$4.39+
Improvements 9,900 s.f. @ 1.00

\$ 29,000✓
9,900

\$38,900

MARKET COMPARISON:

Sales Most Comparable 762-6
6,600 s.f. @ \$ 6.00

\$ 39,600✓

39,600

INCOME APPROACH:

Units	Actual
1-store	150 (L)
1-store	110
1-apt.	65
1-stg. rm.	Vacant

Fair
\$

Total Monthly
\$

200
150
80
20
450 x 85 =
38,250✓

38,300

38,300

LAND
IMPROVEMENTS

\$ 29,000
10,000

MARKET VALUE OF PROPERTY \$ 39,000

ASH STREET

55'

25ft.

15ft.

120'

#652

#650

FULTON STREET



APPRAISAL

76
~~62-28~~

OWNER: Henry A. Fricke
 PROPERTY ADDRESS: 664-68 Fulton

PARCEL NO. 782-7
 DATE ACQ: 1940

OWNER'S ADDRESS: 1383-22nd Ave.

IRS: -

ZONING: CM

PRESENT USE: Stores & apts. BEST USE: Same

CONSID: N.S.

ASSESSED VALUE: Land \$ 1,550.00
 Imps. 800.00
 \$ 2,350.00

TAXES: \$ 228.52

LAND: DIMENSION 27.5 x 120 = 3,300 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 65
 662-68 Fulton - 2 st. fr. str. with 2 stores on 1st flr. 2nd flr. contains 2-3 rm. apts., 1-2 rm. with kitchenette and 2-1 rm. with kitchenette. There are 2 baths on 2nd flr.
 663 Ash - 2 st. fr. str. with gar. on 1st flr. and a 4 rm. single dwelling on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @ \$4.39±	\$ 14,500 ✓	
Improvements			
662 Fulton	3,647 s.f. @ \$2.80	\$10,212 ✓	
663 Ash (2nd)	853 s.f. @ 3.50	2,986 ✓	
(1st)	853 s.f.	500 ✓	
		<u>13,698</u> ✓	
		28,198 ✓	\$28,200

MARKET COMPARISON:

Sales Most Comparable	797-31		
	3,300 s.f. @ \$ 8.50	\$ 28,050 ✓	28,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-store	40		60
1-store	Owner		65
1-1 rm.	37.50)		75
1-1 rm.	27.50)		
1-3 rm.	35.00)		75
1-3 rm.	30.00)		
1-2 rm.	25.00)		65
1-4 rm.	40.00		<u>340</u> x 85 =
			28,900 ✓

2nd flr. considered as 2 apts. for fair rental.

LAND	\$ 14,500
IMPROVEMENTS	<u>13,500</u>
MARKET VALUE OF PROPERTY	\$ 28,000

ASH STREET

#663

1st.

2nd.
Only

25+

27.5'

120'

#668-64

FULTON STREET



APPRAISAL

78-
62-37

OWNER: Van Alan Tapscott et ux
PROPERTY ADDRESS: 670-72 Fulton

PARCEL NO. 782-8
DATE ACQ: 1954

OWNER'S ADDRESS: 672 Fulton

IRS: -
CONSID: N.S.
BEST USE: Com.

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,000.00
Imps. 1,050.00
\$ 2,050.00

TAXES: \$ 170.36

LAND: DIMENSION 27.5 x 62.5 = 1,719 ✓ s.f.

IMPROVEMENTS: Condition Fair Effective Age 60 ±

2 st. fr. str. with bsmt. stg. 1-7 rm. flat on 1st flr. and 1-6 rm. flat on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	1,719 s.f. @ \$4.36+	\$ 7,500 ✓	
Improvements	2,881 s.f. @ 3.70	10,660 ✓	
		<u>18,160</u>	\$18,200

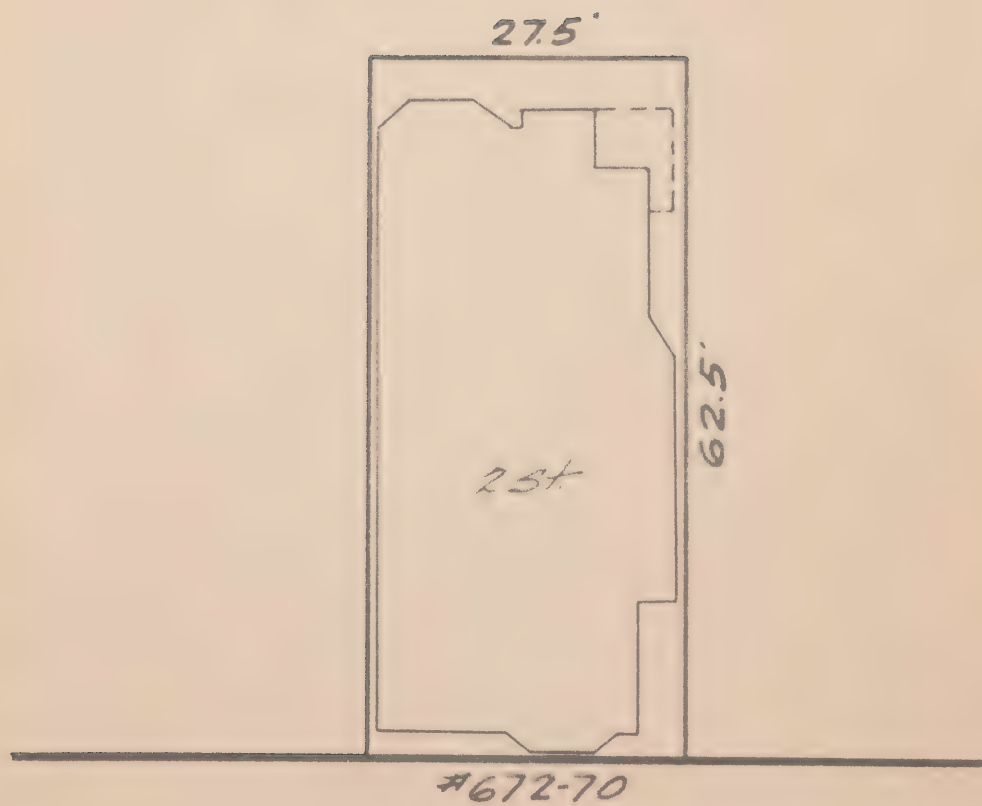
MARKET COMPARISON:

Sales Most Comparable 784-13; 780-30; 758-22
1,719 s.f. @ \$ 10.50 \$ 18,050 ✓ 18,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-6 rm.	100		100	
1-7 rm.	Owner		110	
			<u>210</u> x 85 =	
			17,850 ✓	17,900

LAND	\$ 7,500
IMPROVEMENTS	<u>10,500</u>
MARKET VALUE OF PROPERTY	\$ 18,000



FULTON STREET



APPRaisal

76
~~62-29~~

OWNER: Claudia A. Smith
 PROPERTY ADDRESS: 665-69 Ash

PARCEL NO. 782-8A
 DATE ACQ: -

OWNER'S ADDRESS: 665 Ash

IRS: \$9.35
 CONSID: \$24,500
 BEST USE: Same

ZONING: CM PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 420.00
 Imps. 1,700.00
 \$ 2,120.00

TAXES: \$ 176.18

LAND: DIMENSION 27.5 x 57.5 = 1,581 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70 ±

2 st. fr. str. with high 3 rm. bsmt. apt. and gar. There are 2-3 rm. apts. on ea. of the 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	1,581 s.f. @ \$4.36±	\$ 6,900	
Improvements	3,300 s.f. @ 3.50	11,550	
		<u>18,450</u>	\$18,500

MARKET COMPARISON:

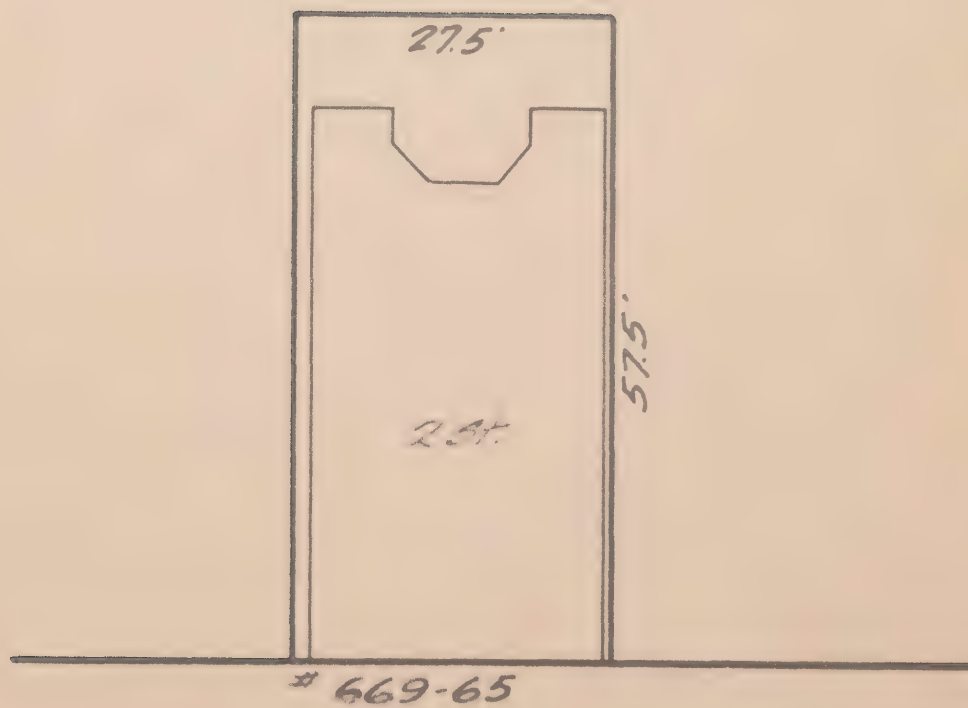
Sales Most Comparable	663-21; 661-2A; 771-22C		
	1,581 s.f. @ \$ 11.70	\$ 18,498	18,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Bsmt. apt.	22		25	
Bsmt. gar	17.50		10	
4-3 rm.	50 ea.		200	
			<u>235</u> x 80	18,800

LAND	\$ 6,900
IMPROVEMENTS	11,600
	<u>18,500</u>

MARKET VALUE OF PROPERTY \$ 18,500



ASH STREET



APPRAISAL

76
782-9C

OWNER: Morris Properties, Inc.
PROPERTY ADDRESS: 676 Fulton

PARCEL NO. 782-9
DATE ACQ: 1958

OWNER'S ADDRESS: Unknown

IRS: \$13.75
CONSID: \$12,500
BEST USE: Com.

ZONING: CM PRESENT USE: Gar. & apt.

ASSESSED VALUE: Land \$ 920.00
Imps. 2,450.00
\$ 3,370.00

TAXES: \$ 280.04

LAND: DIMENSION 25 x 63 = 1,575 ✓

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 15 ±

Interior inspection refused - information from realtor.
1 st. fr. str. with ground level gar. There are 4 rms.
on 1st flr. There is a stg. shed at rear of property.

SUMMATION APPROACH:

Rounded to

Land	1,575 s.f. @ \$4.35±	\$ 6,850 ✓
Improvements		
1st flr.	1,025 s.f. @ \$6.00	\$6,150 ✓
Garage	1,025 s.f. @ 2.00	2,050
Shed	450 s.f. @ 1.00	450

8,650 ✓
15,500 ✓

\$15,500

MARKET COMPARISON:

Sales Most Comparable 782-4A; 782-4C
1,575 s.f. @ \$ 10.00

\$ 15,750 ✓

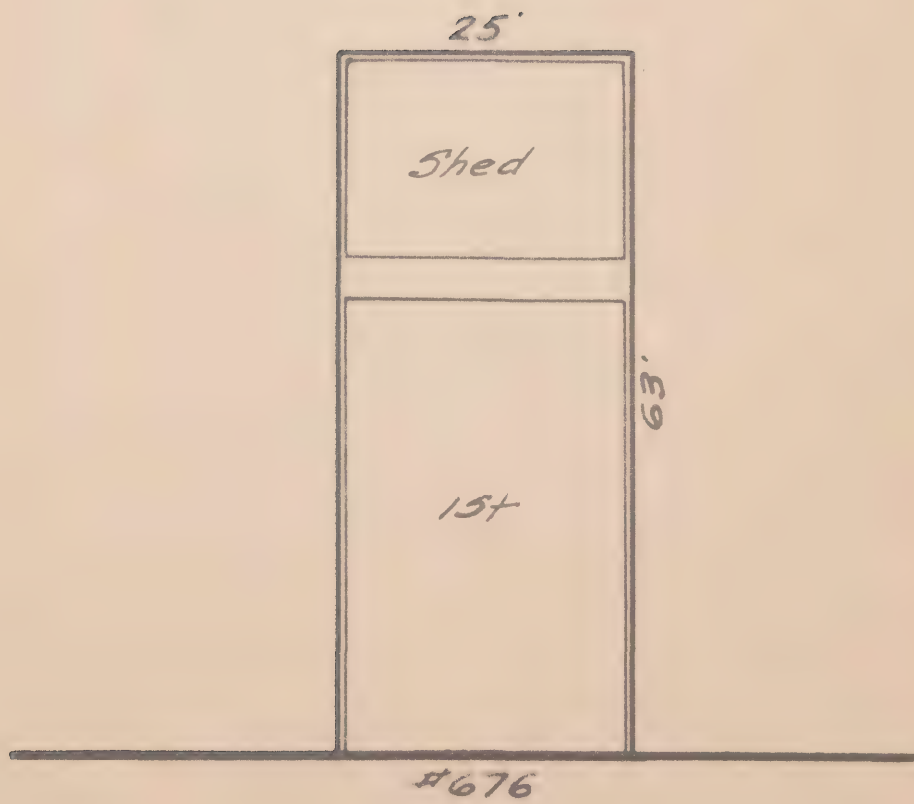
15,800

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 6,850
IMPROVEMENTS 8,650

MARKET VALUE OF PROPERTY \$ 15,500



FULTON

STREET



APPRaisal

70
68-30

OWNER: John Moreno et ux
PROPERTY ADDRESS: 675-77 Ash

PARCEL NO. 782-9A
DATE ACQ: 6-23-58

OWNER'S ADDRESS: 675 Ash

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 380.00
Imps. 700.00
\$ 1,080.00

TAXES: \$ 89.74

LAND: DIMENSION 25 x 57 = 1,425 s.f.

IMPROVEMENTS: Condition Poor Effective Age 70
Owner is ill and refused interior inspection. Information from
letter mailed in. 2 st. fr. str. with bsmt. gar. There is a
4 rm. flat on ea. of the 1st and 2nd flrs.

SUMMATION APPROACH:

Rounded to

Land	1,425 s.f. @ \$4.56+	\$ 6,500 ✓	
Improvements	1,522 s.f. @ 5.00	\$7,610 ✓	
Garage		500	
		8,110	
		14,610	\$14,600

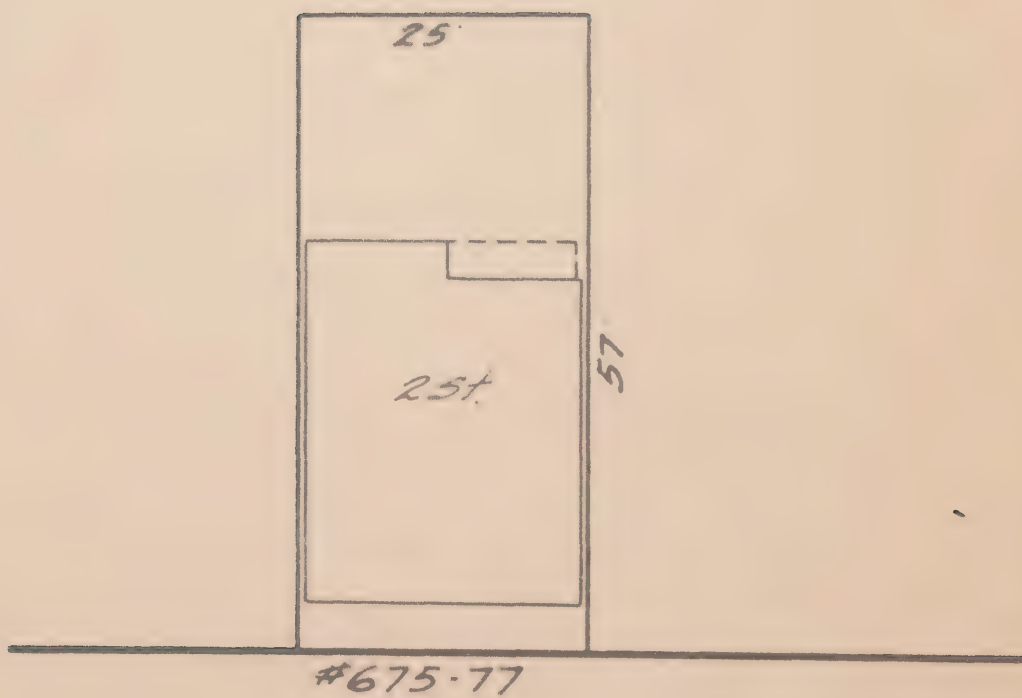
MARKET COMPARISON:

Sales Most Comparable	743-6A; 782-4C		
1,425	s.f. @ \$ 10.00	\$ 14,250 ✓	14,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-4 rm.	50	70	
1-4 rm.	Owner	70	
1-gar.	10	10 ✓	
		150 x 95 =	
		14,250 ✓	14,300

LAND	\$ 6,500
IMPROVEMENTS	7,500
MARKET VALUE OF PROPERTY	\$ 14,000



ASH STREET



APPRAISAL

OWNER: Louis Harris et ux
PROPERTY ADDRESS: 682-84 Fulton

PARCEL NO. 782-10
DATE ACQ: 1947

OWNER'S ADDRESS: 250 Lobos

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 980.00
Imps. 850.00
\$ 1,830.00

TAXES: \$ 95.98

LAND: DIMENSION 25 x 70 = 1,750 ✓

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 60 ±

2 st. fr. str. with bsmt. stg. There is a 5 rm. flat on 1st flr. and a 6 rm. flat on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land 1,750 s.f. @ \$4.34+
Improvements 2,200 s.f. @ 4.50

\$ 7,600 ✓
9,900 ✓
17,500

\$17,500

MARKET COMPARISON:

Sales Most Comparable 784-13; 743-6A; 795-14
1,750 s.f. @ \$ 10.00

\$

17,500 ✓

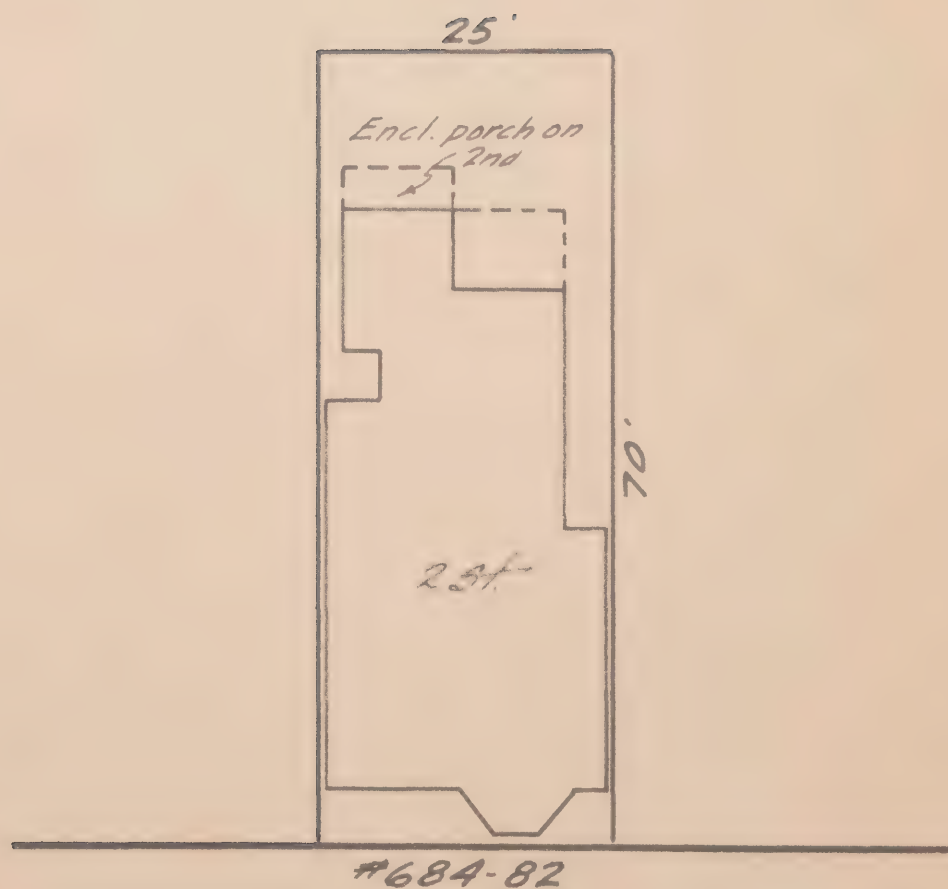
INCOME APPROACH:

Units	Actual \$	Fair \$	Total Monthly \$
1-5 rm.	65		80
1-6 rm.	65		85
			165 x 105 = 17,325 ✓

17,300

LAND \$ 7,600
IMPROVEMENTS 9,900

MARKET VALUE OF PROPERTY \$ 17,500



FULTON STREET



APPRAISAL

2231

OWNER: Ernest D. Brown et ux
PROPERTY ADDRESS: 681-83 Ash

PARCEL NO. 782-10A
DATE ACQ: 3-19-56

OWNER'S ADDRESS: 683 Ash

IRS: \$13.20
CONSID: \$12,000
BEST USE: Same

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 350.00
Imps. 600.00
\$ 950.00

TAXES: \$ 78.94

LAND: DIMENSION 25 x 50 = 1,250 ✓

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70

2 st. fr. str. having 4 rms. on 1st flr. and 5 rms. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land 1,250 s.f. @ \$5.20+
Improvements 1,922 s.f. @ 4.00

\$ 6,500 ✓
7,688 ✓
14,188

\$14,200

MARKET COMPARISON:

Sales Most Comparable 743-6A; 782-4C
1,250 s.f. @ \$ 11.50

\$ 14,375 ✓

14,400

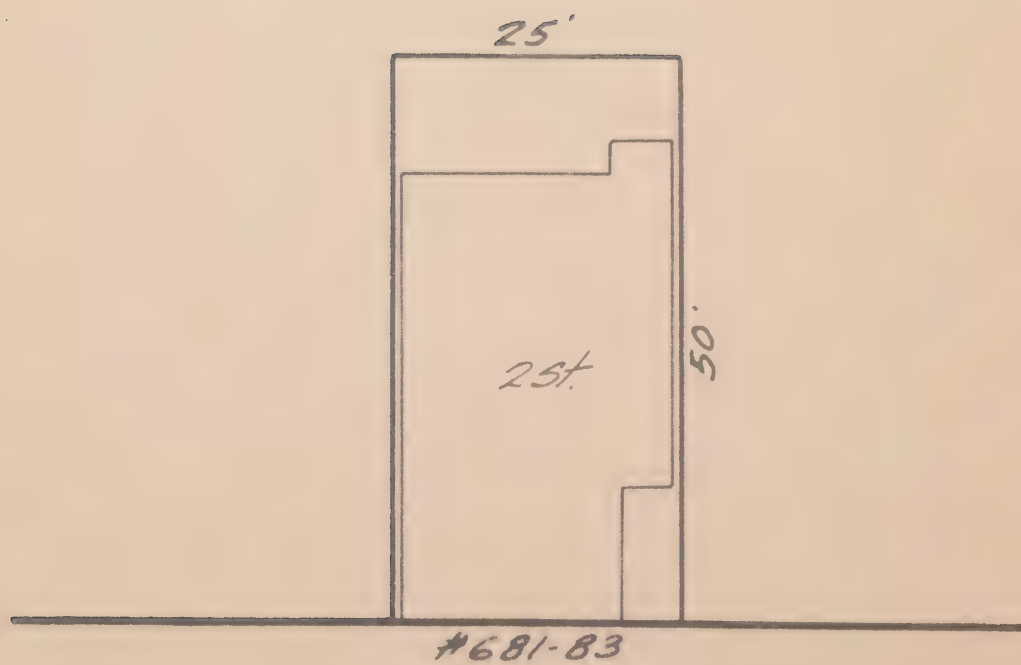
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-4 rm.	50		65
1-5 rm.	Owner		75
			140 x 100

14,000 ✓

LAND \$ 6,500
IMPROVEMENTS 7,500

MARKET VALUE OF PROPERTY \$ 14,000



ASH STREET



APPRaisal

20
62-34

OWNER: Ping Wong et ux
PROPERTY ADDRESS: 686-90 Fulton

PARCEL NO. 782-11
DATE ACQ: 1955

OWNER'S ADDRESS: 686 Fulton

IRS: -
CONSID: N.S.
BEST USE: Same

ZONING: CM

PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,040.00
Imps. 2,750.00
\$ 3,790.00

TAXES: \$ 314.94

LAND: DIMENSION 25 x 80 = 2,000 ✓

s.f.

IMPROVEMENTS: Condition Fair-to-poor

Effective Age 60

3 st. fr. str. with bsmt. stg. There are 2-4 rm. apts. on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	2,000 s.f. @ \$4.35+	\$ 8,700 ✓	
Improvements	4,677 s.f. @ 5.30	24,788	
		<u>33,488</u>	\$33,500

MARKET COMPARISON:

Sales Most Comparable 1080-5; 769-17A
2,000 s.f. @ \$ 16.80

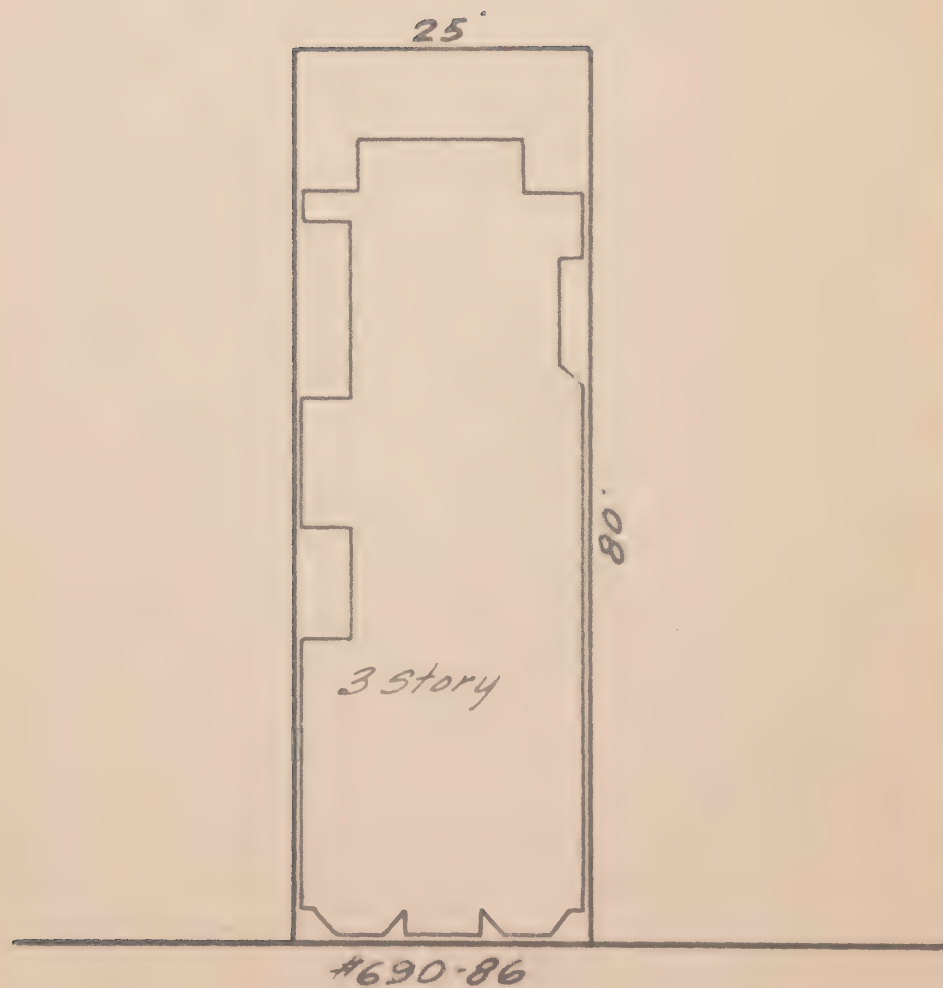
\$ 33,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-4 rm.	Owner		75	
5-4 rm.	75 ea.		375 ✓	
			<u>450 x 75 =</u>	
			33,750 ✓	33,800

LAND	\$ 8,700
IMPROVEMENTS	<u>24,800</u>

MARKET VALUE OF PROPERTY \$ 33,500



FULTON

STREET



APPRAISAL

70
62-33

OWNER: Benjamin Fireman
 PROPERTY ADDRESS: 592-96 Fulton (12 & 12A)
 902-04 Buchanan (12B)
 OWNER'S ADDRESS: 59 Kittridge Terrace

PARCEL NO. 782-12, -12A, -
 DATE ACQ: 12B

IRS: -
 CONSID: Decree
 BEST USE: Com.

ZONING: CM PRESENT USE: Vacant

ASSESSED VALUE: Land \$ 1,970.00
 Imps. 2,800.00
 \$ 4,770.00

TAXES: \$ 396.38

LAND: DIMENSION 35 x 80 = 2,800 s.f.

IMPROVEMENTS: Condition Very poor Effective Age 75
 These 3 parcels have 3-2 st. bldgs. that have been greatly damaged by vandalism. and from information received they were condemned 3 years ago. After inspection, owner sent in a letter stating he was starting to remodel. This appraisal does not include any remodeling.

SUMMATION APPROACH:

Rounded to

Land	2,800 s.f. @ \$4.55±	\$ 12,750
Improvements		
(12)	1,994 s.f. @ \$1.00	\$1,994
(12A)	1,140 s.f. @ 1.00	1,140
(12B)	1,738 s.f. @ 1.00	1,738
		<u>4,872</u>
		17,622

\$17,600

MARKET COMPARISON:

Sales Most Comparable

2,800 s.f. @ \$ 6.25	\$	17,500
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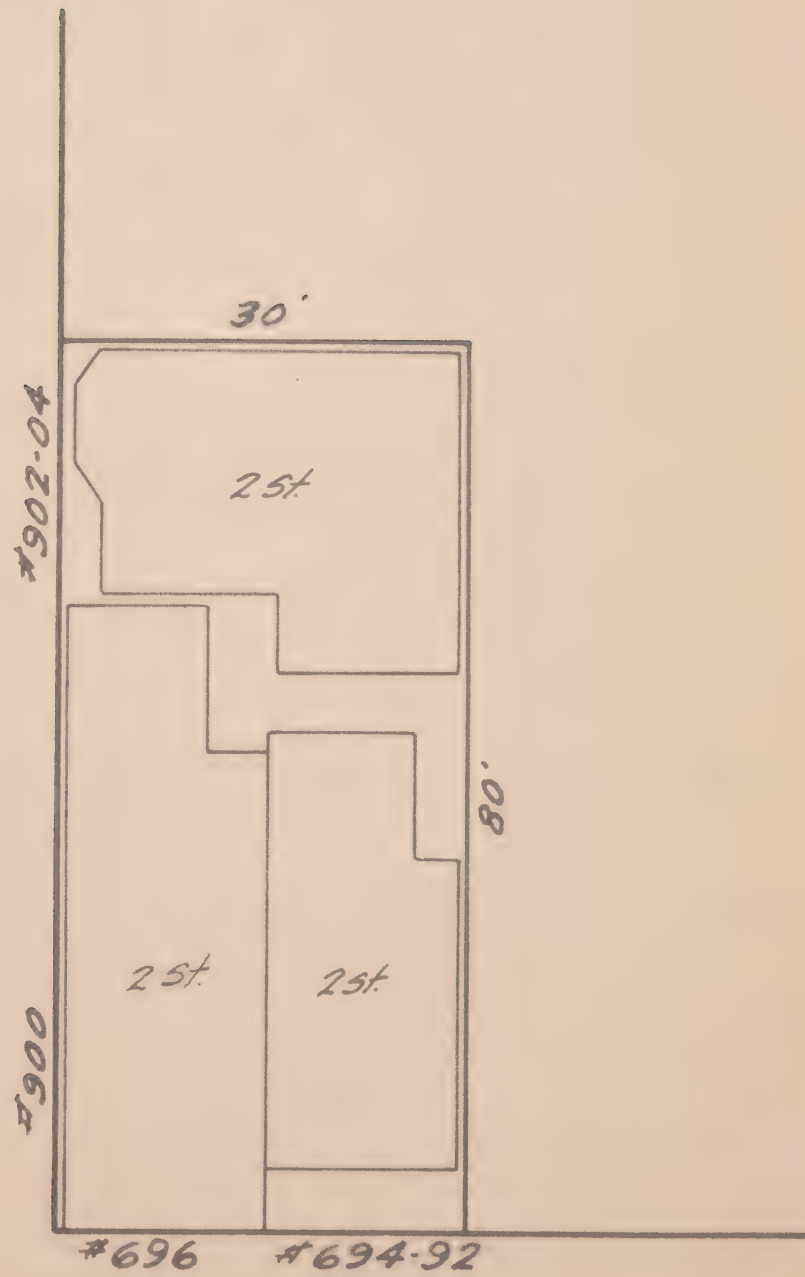
INCOME APPROACH: Not applicable.

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 12,750
IMPROVEMENTS	4,750

MARKET VALUE OF PROPERTY \$ 17,500

BUCHANAN STREET



FULTON STREET



APPRAISAL

OWNER: Richard C. Hegarty et al
PROPERTY ADDRESS: 906-16 Buchanan

PARCEL NO. 782-13
DATE ACQ: 2-23-62

OWNER'S ADDRESS: 148 Montgomery

IRS: \$21.45
CONSID: \$40,000
BEST USE: Same

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,670.00
Imps. 3,000.00
\$ 4,670.00

TAXES: \$ 388.08

LAND: DIMENSION 40 x 60 = 2,400

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 70 ±

2 st. fr. str. with 1-3 rm. and 1-4 rm. bsmt. apt. There are
2-4 rm. apts. on 1st flr. and 2-5 rm. apts. on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land 2,400 s. f. @ \$4.58+
Improvements 6,390 s. f. @ 4.00

\$ 11,000
25,560
36,560

\$36,600

MARKET COMPARISON:

Sales Most Comparable 1080-5; 769-17A
2,400 s. f. @ \$ 15.20

\$ 36,480

36,500

INCOME APPROACH:

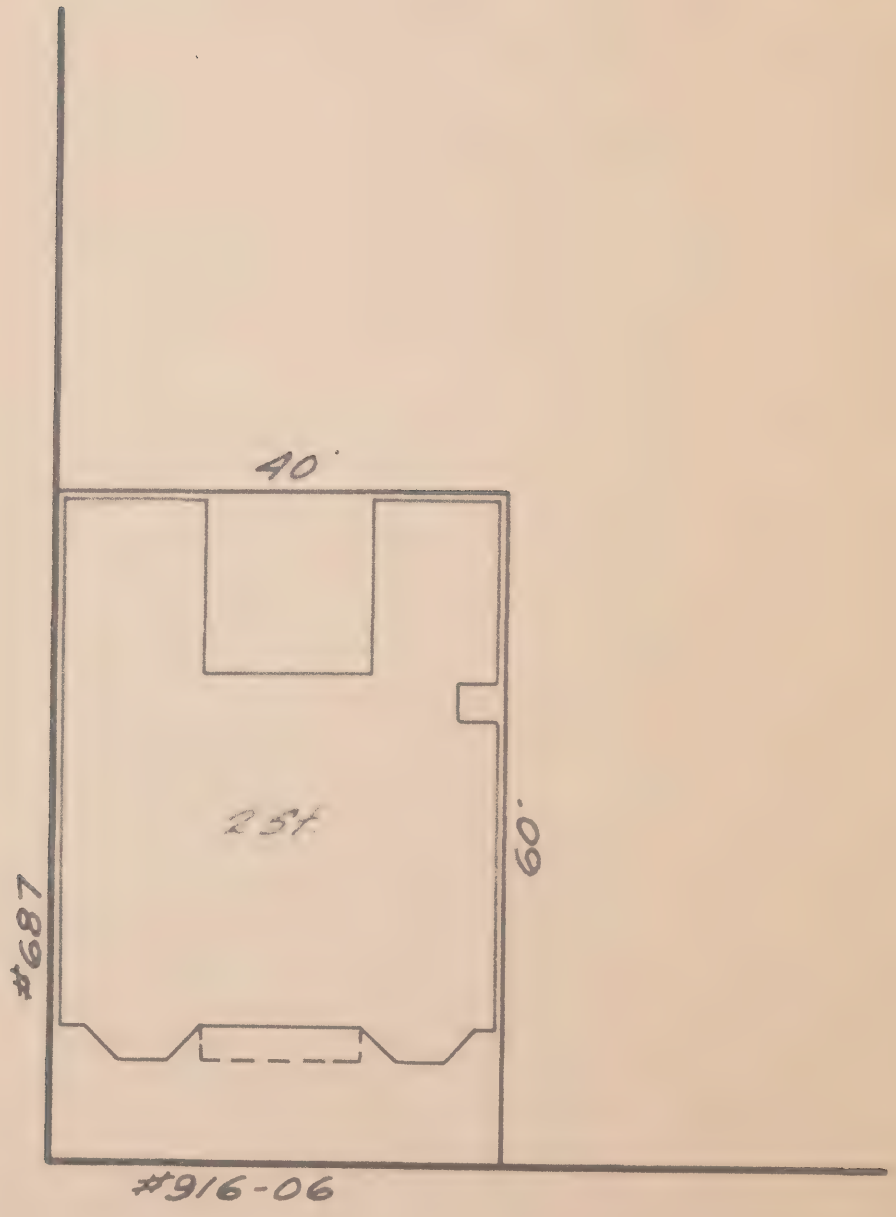
Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-3 rm.	65	65	65
3-4 rm.	70 ea.	70	210
2-5 rm.	70 ea.	75	150
			425
			x 90 =
			38,250

38,300

LAND \$ 11,000
IMPROVEMENTS 25,500

MARKET VALUE OF PROPERTY \$ 36,500

ASH STREET



BUCHANAN STREET



APPRAISAL

70
62-12

OWNER: Billy S. F. Ma et ux
PROPERTY ADDRESS: 975-85 McAllister

PARCEL NO. 782-15
DATE ACQ: 1947

OWNER'S ADDRESS: 981 McAllister

IRS: \$15.95

ZONING: CM

PRESENT USE: Stores & flats BEST USE: Same

CONSID: N.S.

ASSESSED VALUE: Land \$ 2,540.00
Imps. 4,500.00
\$ 7,040.00

TAXES: \$ 585.02

LAND: DIMENSION 42.5 x 80 = 3,400 ✓

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 65

3 st.fr. str. with 2 stores on 1st flr. There are 2-6 rm. flats on 2nd flr. and 2-7 rm. flats on 3rd flr.

SUMMATION APPROACH:

Rounded to

Land 3,400 s.f. @ \$4.41+
Improvements 8,681 s.f. @ 3.20

\$ 15,000
27,779 ✓
42,779

\$42,800

MARKET COMPARISON:

Sales Most Comparable 771-3; 756-10; 756-9
3,400 s.f. @ \$ 12.40

\$ 42,160 ✓

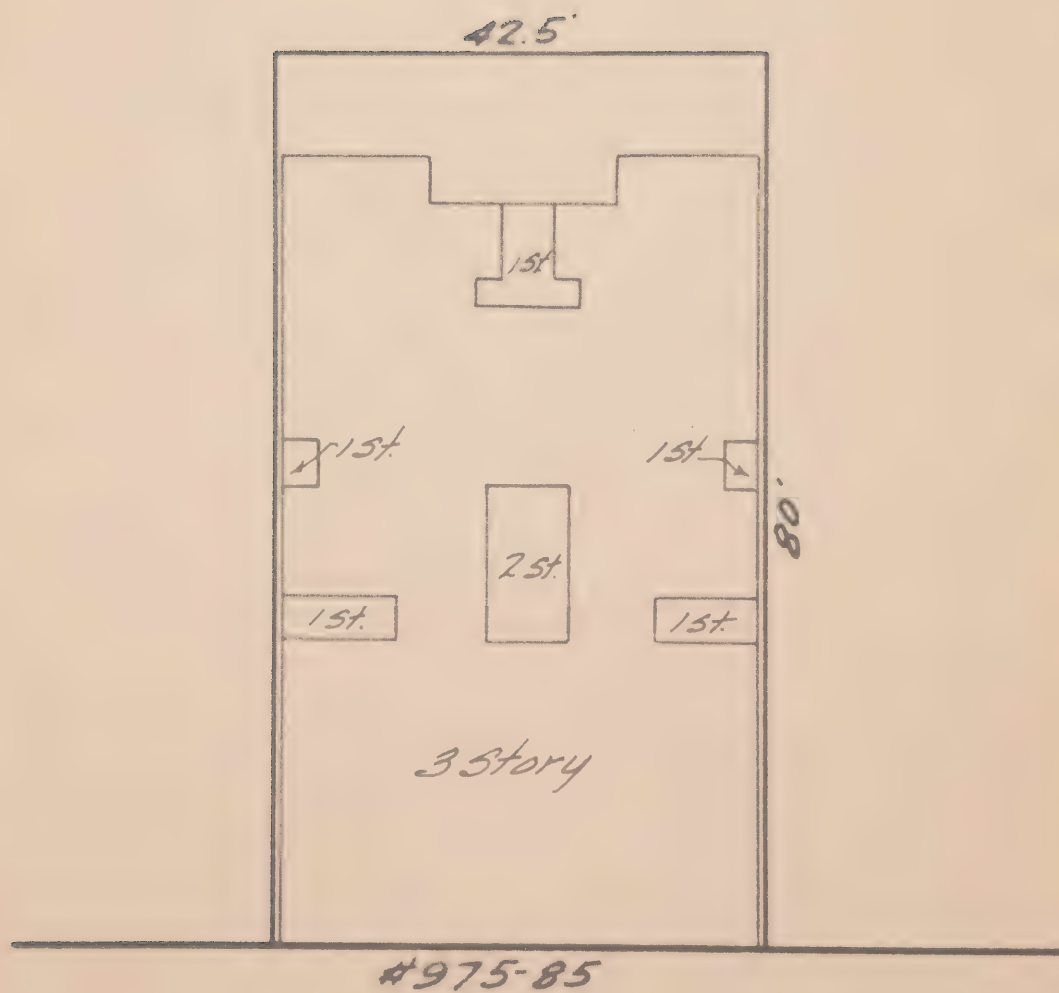
42,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	90 (L)		90	
1-store	Owner		115	
2-6 rm.	50 ea.	80 ea.	160	
2-7 rm.	50 ea.	85 ea.	170	
			535 x 80	42,800 ✓

LAND \$ 15,000
IMPROVEMENTS 27,000

MARKET VALUE OF PROPERTY \$ 42,000



M^CALLISTER STREET



APPRAISAL

OWNER: Johnnie Thomas
 PROPERTY ADDRESS: 973 McAllister

PARCEL NO. 782-15A
 DATE ACQ: 8-19-55

OWNER'S ADDRESS: 973 McAllister

IRS: \$1.10
 CONSID: N.S.
 BEST USE: Com.

ZONING: CM PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,150.00
 Imps. 1,100.00
 \$ 2,250.00

TAXES: \$ 186.98

LAND: DIMENSION 20.12 x 71.5 = 1,438 s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 65 ±

2 st. single family dwelling with 3 rm. bsmt. apt.

SUMMATION APPROACH:

Rounded to

Land	1,438 s.f. @ \$4.52+	\$ 6,500 ✓	
Improvements	2,496 s.f. @ 3.80	9,485 ✓	
		<u>15,985</u>	\$16,000

MARKET COMPARISON:

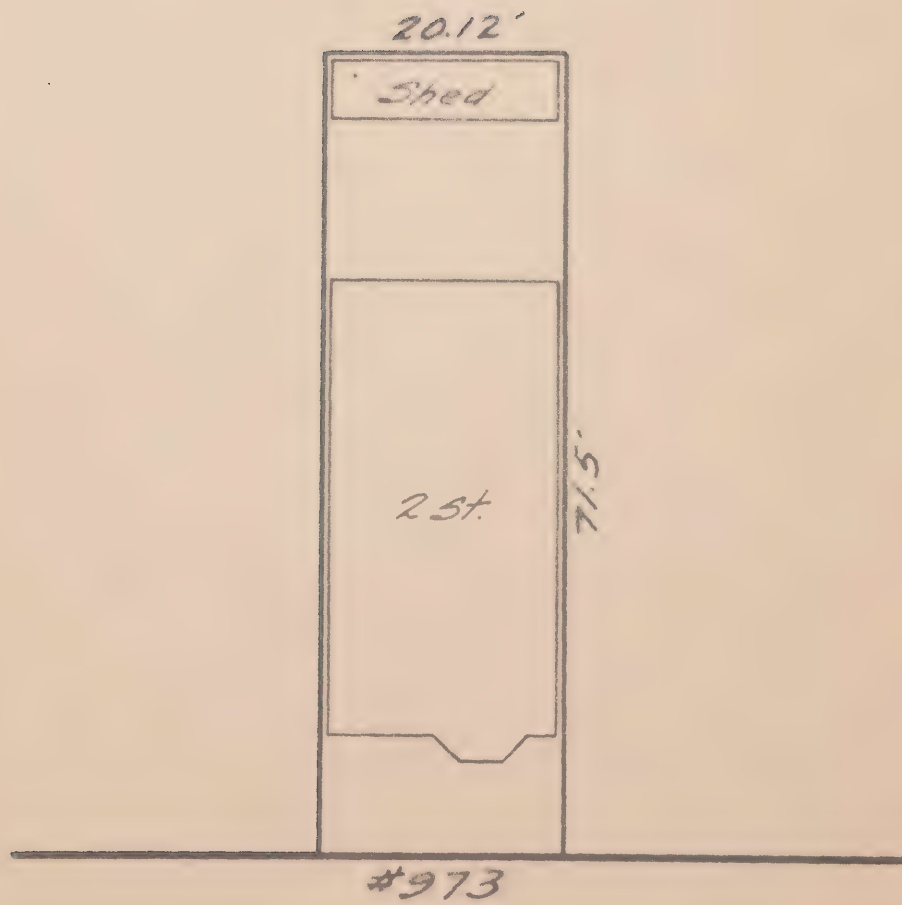
Sales Most Comparable	804-27; 803-24; 1154-25		
	1,438 s.f. @ \$ 11.20	\$ 16,106 ✓	16,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-3 rm.	58		60	
1-7 rm.	Owner		100	
			<u>160</u> x 100	16,000 ✓

LAND	\$ 6,500
IMPROVEMENTS	<u>9,500</u>

MARKET VALUE OF PROPERTY \$ 16,000



MCALLISTER STREET



APPRAISAL

76
62-16

OWNER: Serge Daiko et ux
PROPERTY ADDRESS: 680-86 Ash

PARCEL NO. 782-15B
DATE ACQ: 8-11-60

OWNER'S ADDRESS: 844-A Page

IRS: \$33.00
CONSID: \$30,000
BEST USE: Apts.

ZONING: CM PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,570.00
Imps. 4,000.00
\$ 5,570.00

TAXES: \$ 462.86

LAND: DIMENSION Irregular = 3,640 s. f.

IMPROVEMENTS: Condition Fair Effective Age 65 ±

2 st. fr. str. with 12-2 rm. apts. There are 2 stg. sheds
at rear of bldg.

SUMMATION APPROACH:

Rounded to

Land	3,640 s. f. @ \$4.26+	\$ 15,500 ✓	
Improvements	5,192 s. f. @ 3.20	\$16,614	
	Stg. sheds	100	
		<u>16,714</u>	
		32,214	\$32,200

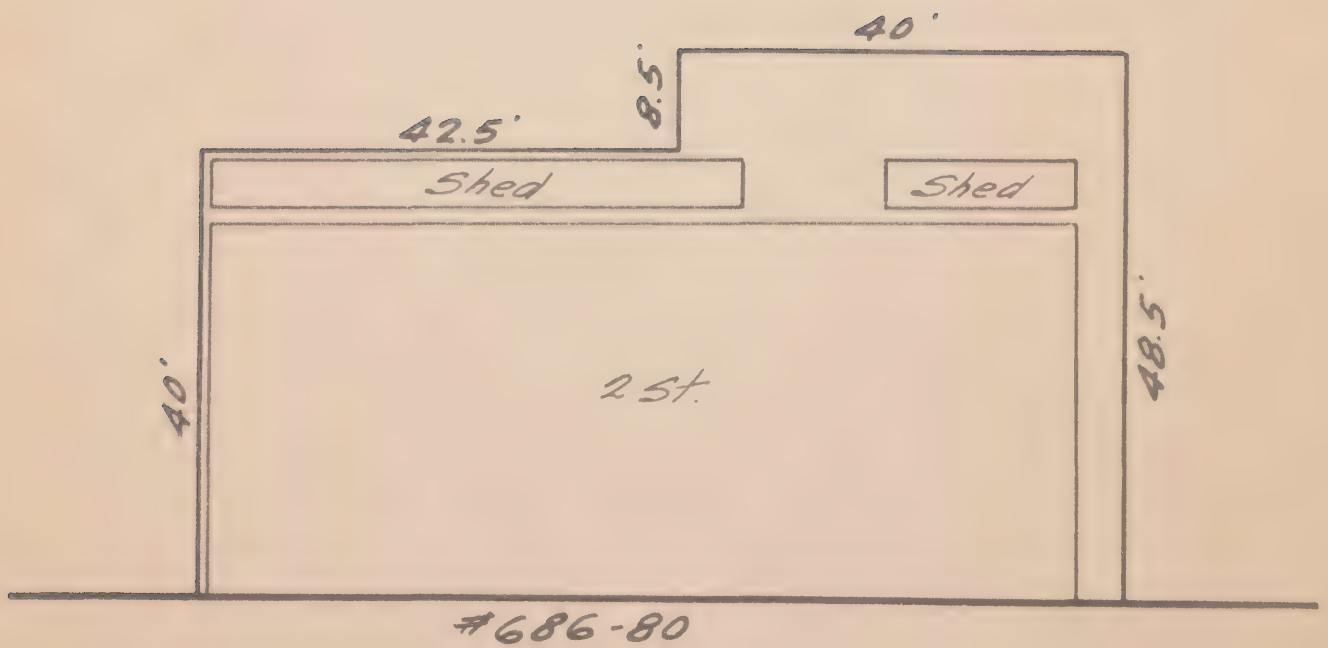
MARKET COMPARISON:

Sales Most Comparable	771-2; 758-10		
	3,640 s. f. @ \$ 8.80	\$ 32,032 ✓	32,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
12-2 rm.	43 avg.	45 avg.	540 x 60	32,400 ✓

LAND	\$ 15,500
IMPROVEMENTS	<u>16,500</u>
MARKET VALUE OF PROPERTY	\$ 32,000



ASH

STREET



APPRAISAL

70
782-15C

OWNER: Agie Williams
PROPERTY ADDRESS: 971 McAllister

PARCEL NO. 782-15C
DATE ACQ: 3-15-52

OWNER'S ADDRESS: 971 McAllister

IRS: \$6.60
CONSID: N.S.
BEST USE: Com.

ZONING: CM PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,140.00
Imps. 1,100.00
\$ 2,240.00

TAXES: \$ 186.14

LAND: DIMENSION 19.89 x 71.5 = 1,422 s.f.

IMPROVEMENTS: Condition Fair Effective Age 65 ±

Interior inspection refused. This property is the same as Parcel 15A but probably has been converted to several small units. It appears to be in better condition than Parcel 15A.

SUMMATION APPROACH:

Rounded to

Land	1,422 s.f. @ \$4.57+	\$ 6,500✓	
Improvements	2,496 s.f. @ 4.00	9,984✓	
		<u>16,484</u>	\$16,500

MARKET COMPARISON:

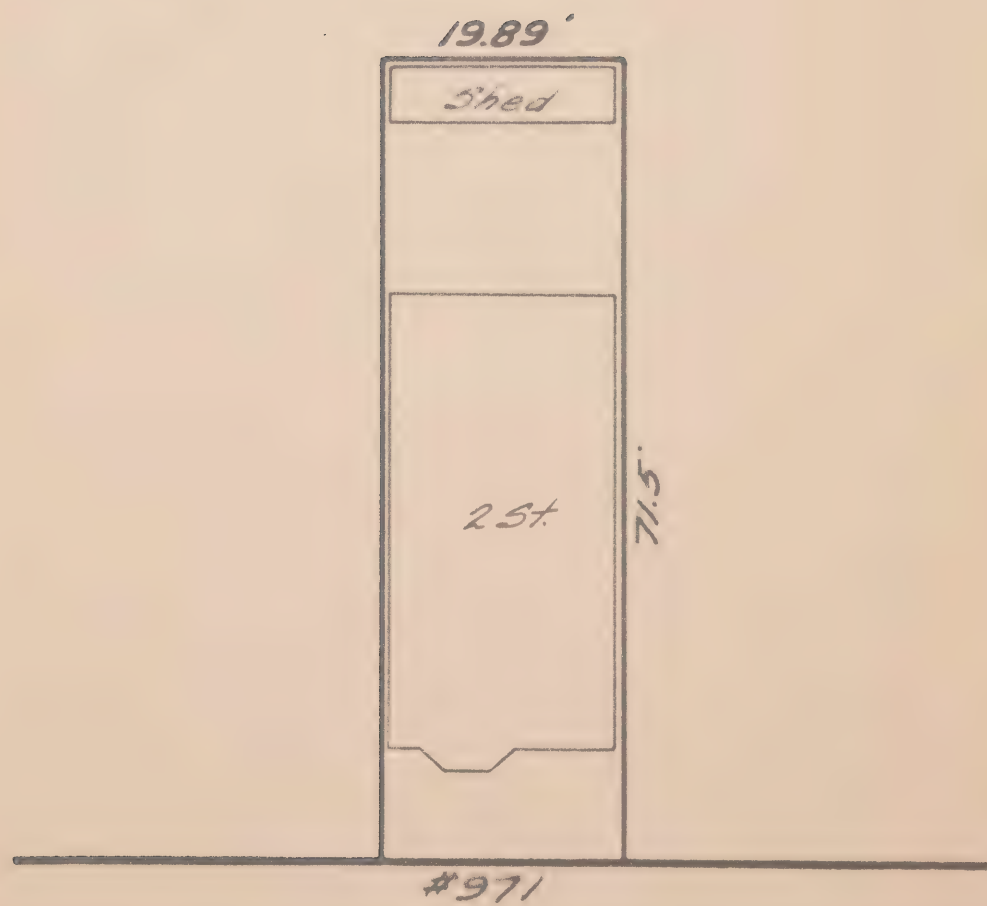
Sales Most Comparable 804-27; 803-24

1,422 s.f. @ \$ 11.50	\$ 16,353✓	\$16,400
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INCOME APPROACH:

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$		\$	\$

LAND	\$ 6,500
IMPROVEMENTS	<u>10,000</u>
MARKET VALUE OF PROPERTY	\$ 16,500



MCALLISTER STREET



APPRAISAL

OWNER: Charles J. Dubose, Jr.
PROPERTY ADDRESS: 965 McAllister

PARCEL NO. 782-16
DATE ACQ: 12-1-53

OWNER'S ADDRESS: 965 McAllister

IRS: no
CONSID: N.S.

ZONING: CM

PRESENT USE: Store & apts.

BEST USE: Same

ASSESSED VALUE: Land \$ 1,630.00
Imps. 1,500.00
\$ 3,130.00

TAXES: \$ 260.10

LAND: DIMENSION 27.5 x 77.83 = 2,140 ✓ s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 65 ±
2 st. fr. str. with high bsmt. store and 2-3 rm. apts. There is
a 1-3 rm. apt. on 1st flr. and 1-5 rm. apt. on 2nd flr. Bsmt.
apts. have low ceilings.

SUMMATION APPROACH:

Rounded to

Land	2,140 s.f. @ \$4.35+	\$ 9,300	
Improvements	4,398 s.f. @ 2.30	10,115 ✓	
		19,415	\$19,400

MARKET COMPARISON:

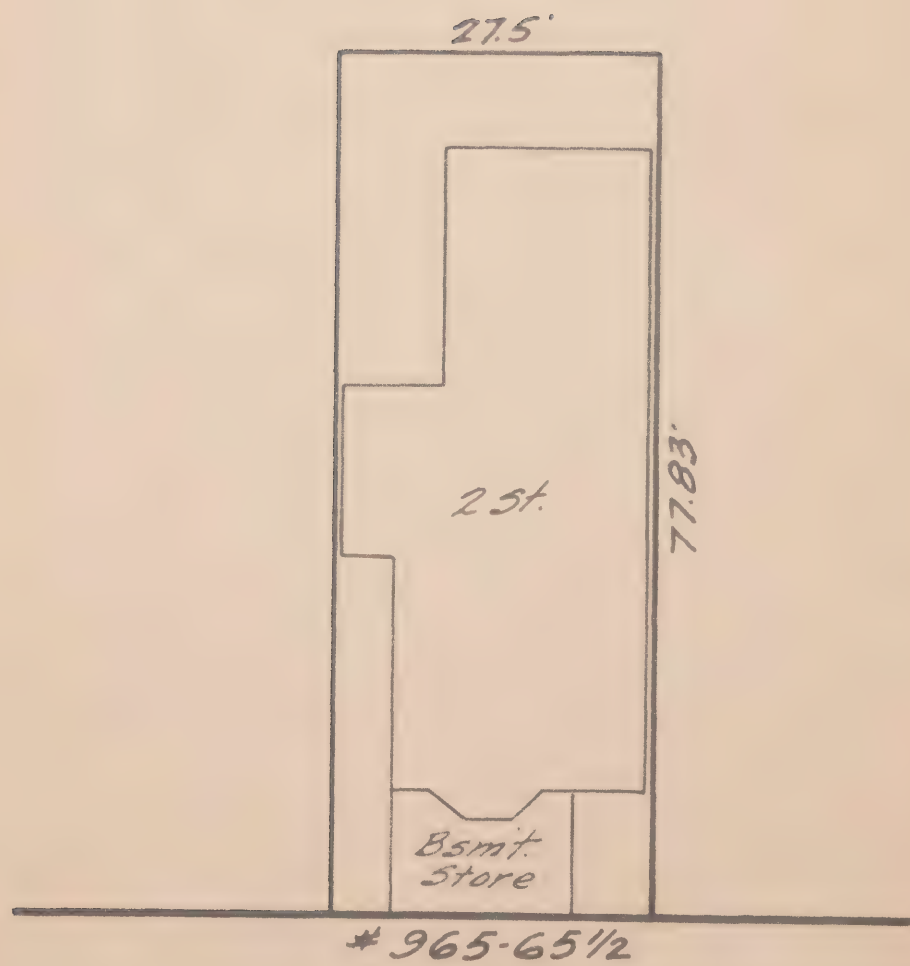
Sales Most Comparable 782-32; 769-6
2,140 s.f. @ \$ 8.90 \$ 19,046 ✓ 19,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	?	50	50	
3-3 rm.	50 ea.	50 ea.	150	
1-5 rm.	60	70	70	
			270 x 70 ✓	18,900 ✓

LAND \$ 9,300
IMPROVEMENTS 9,700

MARKET VALUE OF PROPERTY \$ 19,000



M^CALLISTER STREET



APPRaisal

76
62-17

OWNER: James D. Martin et ux
PROPERTY ADDRESS: 662 Ash

PARCEL NO. 782-16A
DATE ACQ: 2-19-51

OWNER'S ADDRESS: 580 2nd Avenue

IRS: \$2.75
CONSID: N.S.
BEST USE: Same

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 510.00
Imps. 950.00
\$ 1,460.00

TAXES: \$ 121.32

LAND: DIMENSION 27.5 x 42.17 = 1,160 ✓ s.f.

IMPROVEMENTS: Condition Fair Effective Age 65

2 st. fr. str. with ground level garages. There is a 1-4 rm. flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	1,160 s.f. @ \$5.60±	\$ 6,500 ✓	
Improvements	1,636 s.f. @ 4.30	\$7,035 ✓	
Garage		500	
		<u>7,535</u>	
		14,035	\$14,000

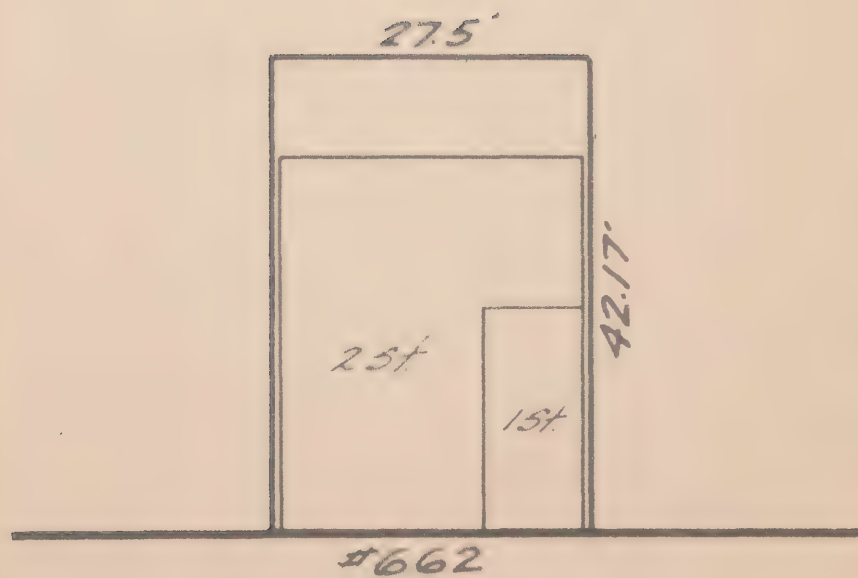
MARKET COMPARISON:

Sales Most Comparable 743-6A; 661-2; 661-2A
1,160 s.f. @ \$ 12.00 \$ 13,920 ✓ 13,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-4 rms.	55 ea.	65 ea.	130	
2 garages	10 ea.	10 ea.	20	
			<u>150</u> x 95 =	
			14,250 ✓	14,300

LAND	\$ 6,500
IMPROVEMENTS	7,500
MARKET VALUE OF PROPERTY	\$ 14,000



ASH STREET



APPRAISAL

70
62-6

OWNER: Charles A. Cates
PROPERTY ADDRESS: 939-43 McAllister

PARCEL NO. 782-19
DATE ACQ: 1-3-62

OWNER'S ADDRESS: 939 McAllister

IRS: \$22.00
CONSID: \$27,000
BEST USE: Same

ZONING: CM PRESENT USE: Store & apts.

ASSESSED VALUE: Land \$ 2,040.00
Imps. 2,250.00
\$ 4,290.00

TAXES: \$ 356.50

LAND: DIMENSION 27.5 x 120 = 3,300 s.f.

IMPROVEMENTS: Condition Fair Effective Age 60 ±

3 st. fr. str. with bsmt. stg. The 1st flr. has 1 store and 1-3 rm. apt. The 2nd and 3rd flrs. ea. contain 1-6 rm. flat.

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @ \$4.39+	\$ 14,500 ✓	
Improvements	4,613 s.f. @ 3.00	13,839 ✓	
		<u>28,339</u>	\$28,300

MARKET COMPARISON:

Sales Most Comparable	773-8: 773-3		
	3,300 s.f. @ \$ 8.20	\$ 27,060 ✓	27,100

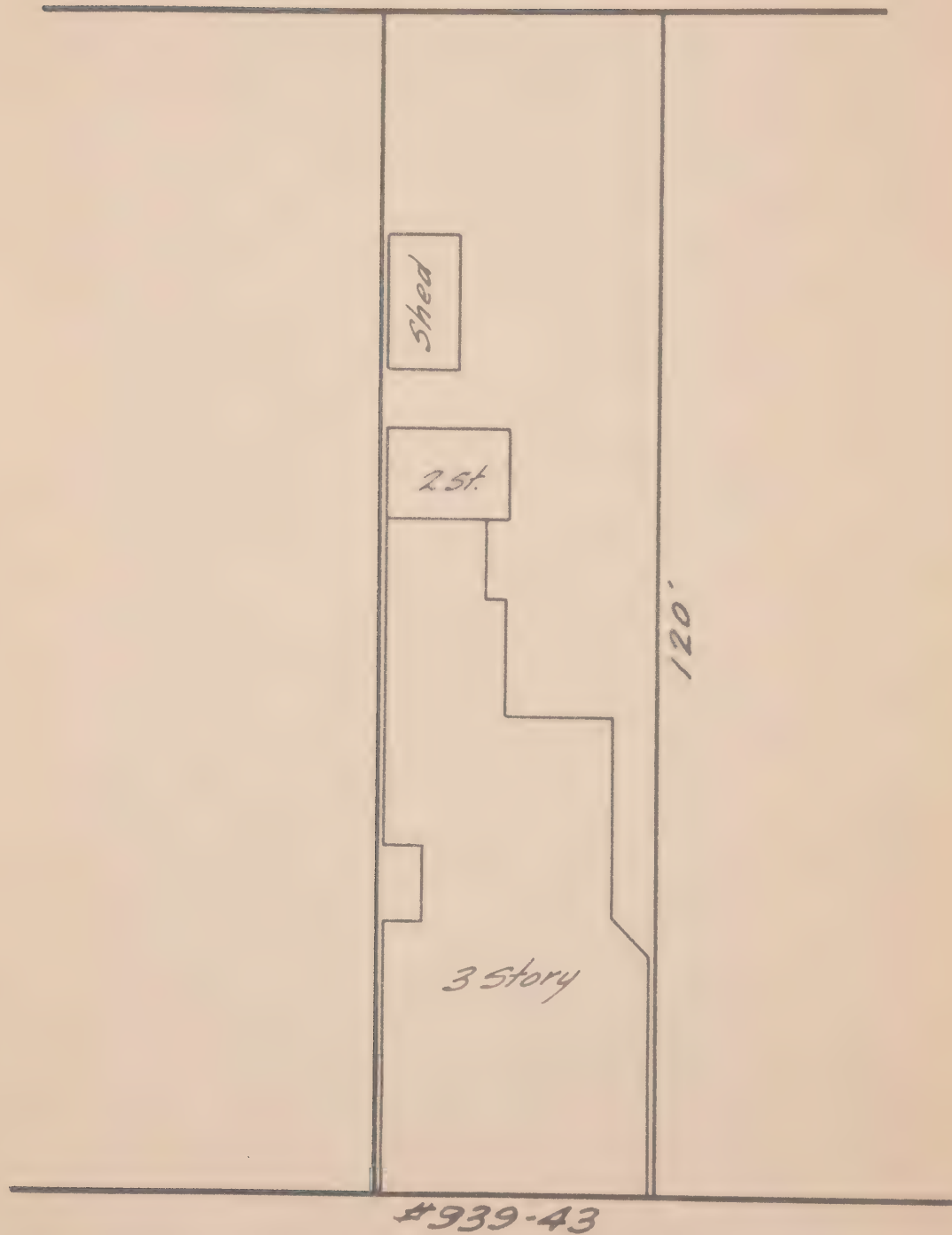
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	45	60	60	
1-3 rm.	55	60	60	
2-6 rm.	85	90	180	
			<u>300</u> x 90	27,000 ✓

LAND	\$ 14,500
IMPROVEMENTS	<u>12,500</u>

MARKET VALUE OF PROPERTY \$ 27,000

ASH STREET



McALLISTER STREET



APPRaisal

72-5

OWNER: Title Ins. & Guaranty Co.
PROPERTY ADDRESS: 935-37 McAllister

PARCEL NO. 782-20
DATE ACQ: 9-1-44

OWNER'S ADDRESS: 240 Van Ness Avenue

IRS: \$8.80
CONSID: N.S.
BEST USE: Same

ZONING: CM

PRESENT USE: Apts. & shop

ASSESSED VALUE: Land \$ 2,040.00
Imps. 3,550.00
\$ 5,590.00

TAXES: \$ 464.52

LAND: DIMENSION 27.5 x 120 = 3,300 s.f.

IMPROVEMENTS: Condition Fair Effective Age 65

3 st. fr. str. with office and shop on 1st flr. and 1-6 rm. flat on ea. of 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @ \$4.39+	\$ 14,500 ✓	
Improvements	6,222 s.f. @ 2.50	15,555 ✓	
		<u>30,055</u>	\$30,100

MARKET COMPARISON:

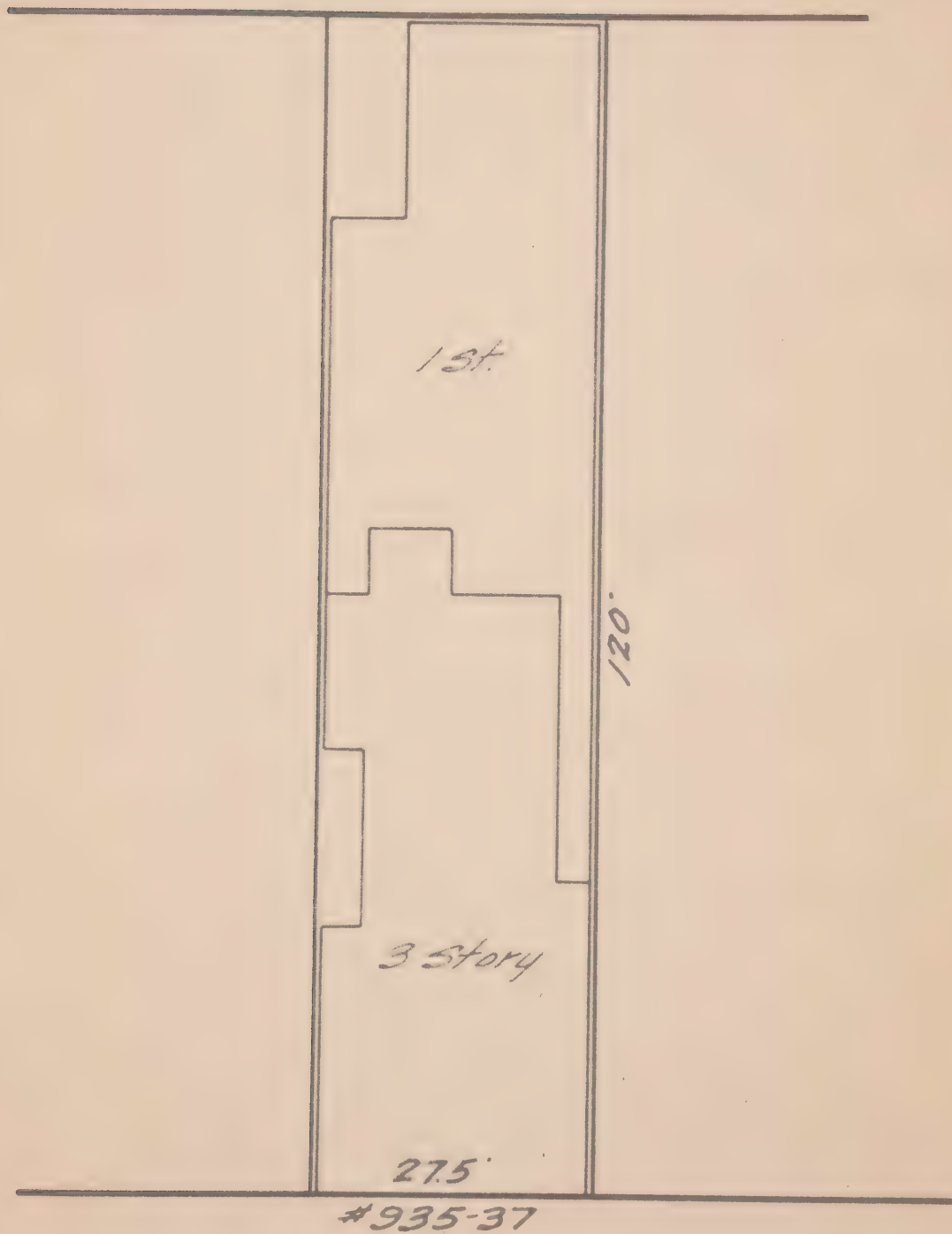
Sales Most Comparable 771-3; 784-11
3,300 s.f. @ \$ 8.80 \$ 29,040 ✓ 29,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Office & shop	owner		170	
1-6 rm.	75		85	
1-6 rm.	70		85 ✓	
			<u>340</u> x 85	28,900

LAND	\$ 14,500
IMPROVEMENTS	<u>14,500</u>
MARKET VALUE OF PROPERTY	\$ 29,000

ASH STREET



McALLISTER STREET



APPRAISAL

7-1
62-4

OWNER: Alpha Mae Hayes
PROPERTY ADDRESS: 927-31 McAllister

PARCEL NO. 782-21
DATE ACQ: 12-14-45

OWNER'S ADDRESS: 931 McAllister

IRS: \$11.55
CONSID: N.S.
BEST USE: Same

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 2,150.00
Impe. 3,100.00
\$ 5,250.00

TAXES: \$ 436.28

LAND: DIMENSION 29 x 120 - 3,480 s.f.

IMPROVEMENTS: Condition Fair Effective Age 65
927-31 McAllister - 3 st. fr. str. with bsmt. stg. 1 flat on ea. flr.
628-30 Ash - 2 st. fr. str. with 1 flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	3,480 s.f. @ \$4.31±	\$ 15,000 ✓	
Improvements			
McAllister	6,181 s.f. @ \$2.80	\$17,307 ✓	
Ash	1,856 s.f. @ 3.00	5,568 ✓	
		22,875 ✓	
		37,875	\$37,900

MARKET COMPARISON:

Sales Most Comparable			
3,480	s.f. @ \$ 10.60	\$ 36,888 ✓	36,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-7 rm.	100		100	
1-7 rm.	85		100	
1-8 rm.	Owner		100	
1-4 rm.	50		60	
1-4 rm.	60		60	
			420	x 90
				37,800 ✓

LAND	\$ 15,000
IMPROVEMENTS	22,000

MARKET VALUE OF PROPERTY \$ 37,000

ASH STREET

#628-30

2st

120'

3 story

29'

#927-31

M^cALLISTER STREET



APPRAISAL

76
62-19

OWNER: Frank Chun Tuck
PROPERTY ADDRESS: 620 Ash

PARCEL NO. 782-22
DATE ACQ: 9-20-59

OWNER'S ADDRESS: 1042 F Street, Fresno

IRS: \$2.75
CONSID: N.S.
BEST USE: CM

ZONING: CM PRESENT USE: Stg. yard

ASSESSED VALUE: Land \$ 500.00
Imps. 100.00
\$ 600.00

TAXES: \$ 49.86

LAND: DIMENSION 28.5 x 40 = 1,140 ✓ s.f.

IMPROVEMENTS: Condition Very poor Effective Age 70

Single car garage used as junk storage.

SUMMATION APPROACH:

Rounded to

Land	1,140 s.f. @ \$5.70±	\$ 6,500 ✓	
Improvements	234 s.f.	<u>100</u> ✓	
			\$6,600

MARKET COMPARISON:

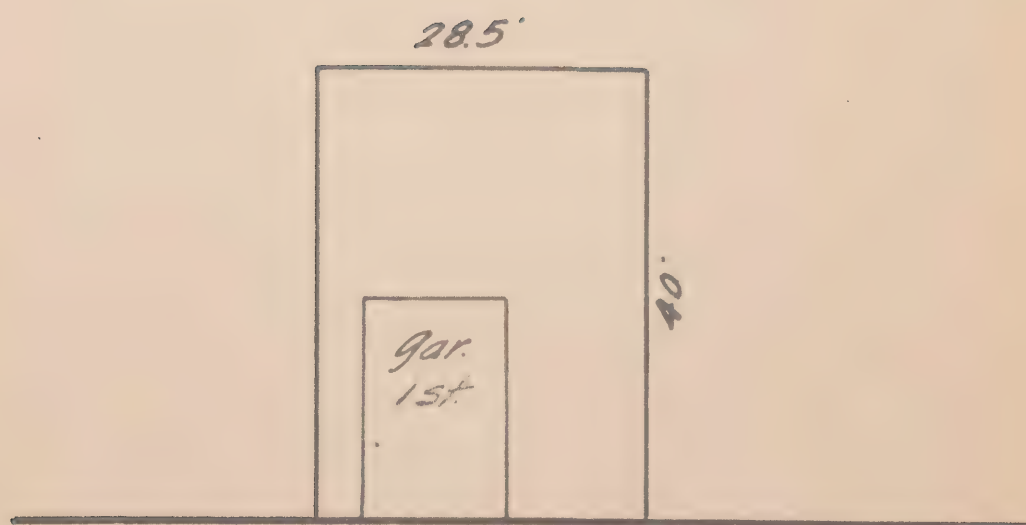
Sales Most Comparable			
1,140 s.f. @ \$ 5.80	\$ 6,612 ✓	6,600	

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$	\$	\$	\$

LAND	\$ 6,500
IMPROVEMENTS	<u>100</u>

MARKET VALUE OF PROPERTY \$ 6,600



ASH

STREET



APPRaisal

70
62-21

OWNER: Elizabeth Jamerson
PROPERTY ADDRESS: 813 Laguna

PARCEL NO. 782-23
DATE ACQ: 9-18-52

OWNER'S ADDRESS: 904 Sutter St.

IRS: \$15.95
CONSID: \$14,500 Ind.
BEST USE: Same

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,020.00
Imps. 1,100.00
\$ 2,120.00

TAXES: \$ 176.18

LAND: DIMENSION 19.88 x 80 = 1,590 ✓ s.f.

IMPROVEMENTS: Condition Fair Effective Age 65 ±

2 st.fr. str. with high bsmt. gar. There is a 1-4 rm. flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	1,590 s.f. @ \$4.56+	\$ 7,250 ✓	
Improvements	1,914 s.f. @ 4.50	8,613 ✓	
		<u>15,863</u>	\$15,900

MARKET COMPARISON:

Sales Most Comparable 743-6A; 663-2; 805-34
1,590 s.f. @ \$ 9.80 \$ 15,582 ✓ 15,600

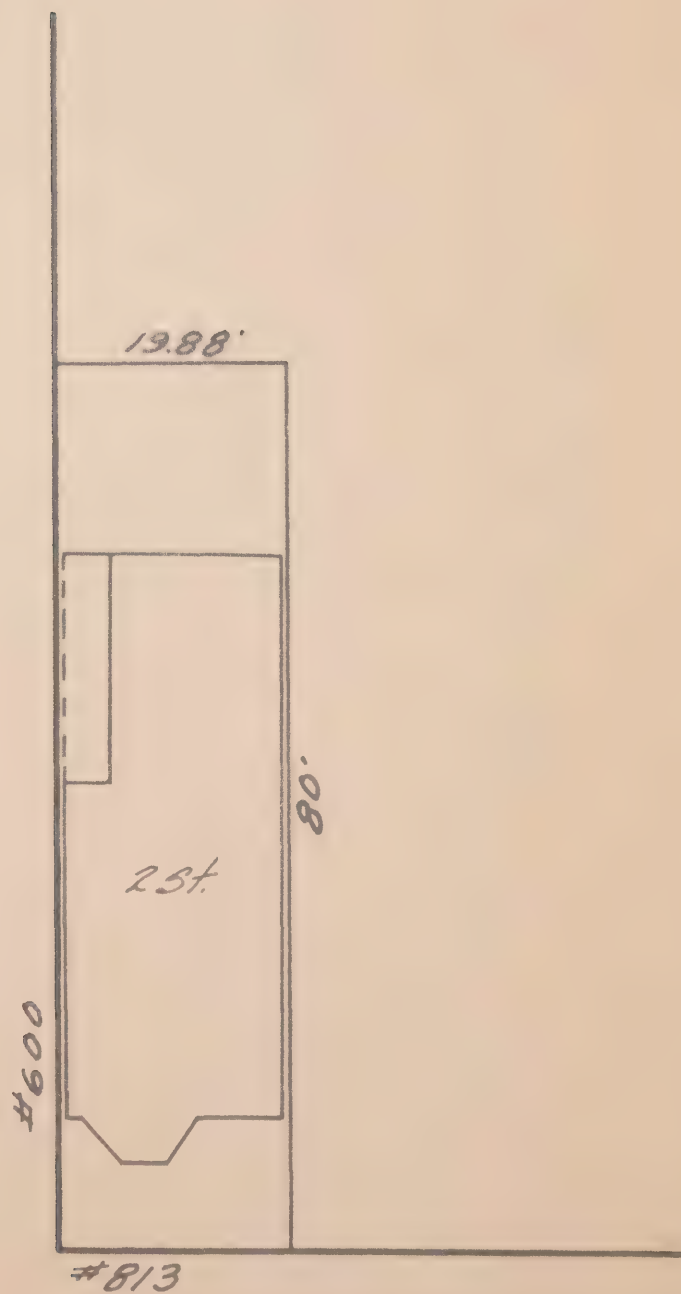
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-4 rm.	75		75
1-4 rm.	80		80
1-garage	Owner		10 ✓
			<u>165</u> x 95 =
			15,675 ✓
			15,700

LAND	\$ 7,250
IMPROVEMENTS	<u>8,250</u>

MARKET VALUE OF PROPERTY \$ 15,500

ASH STREET



LAGUNA STREET



APPRAISAL

70
62-20

OWNER: Lou Ward
PROPERTY ADDRESS: 815 Laguna
OWNER'S ADDRESS: 642-47th Ave.

PARCEL NO.
DATE ACQ: 782-24
9-6-52

ZONING: CM PRESENT USE: Flats

IRS: -
CONSID: N.S.
BEST USE: Same

ASSESSED VALUE: Land \$ 800.00
Imps. 1,100.00
\$ 1,900.00

TAXES: \$ 157.90

LAND: DIMENSION 20.13 x 80 = 1,610 ✓

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 65 ±

2 st. fr. str. with high bsmt. garage. There is a 1-4 rm. flat on ea. flr.

SUMMATION APPROACH:

Rounded to

Land 1,610 s.f. @ \$4.35+ \$ 7,000 ✓
Improvements 1,914 s.f. @ 4.30 8,230
15,230

\$15,200

MARKET COMPARISON:

Sales Most Comparable 743-6A; 663-21; 805-34
1,610 s.f. @ \$ 9.30

\$ 14,973 ✓

15,000

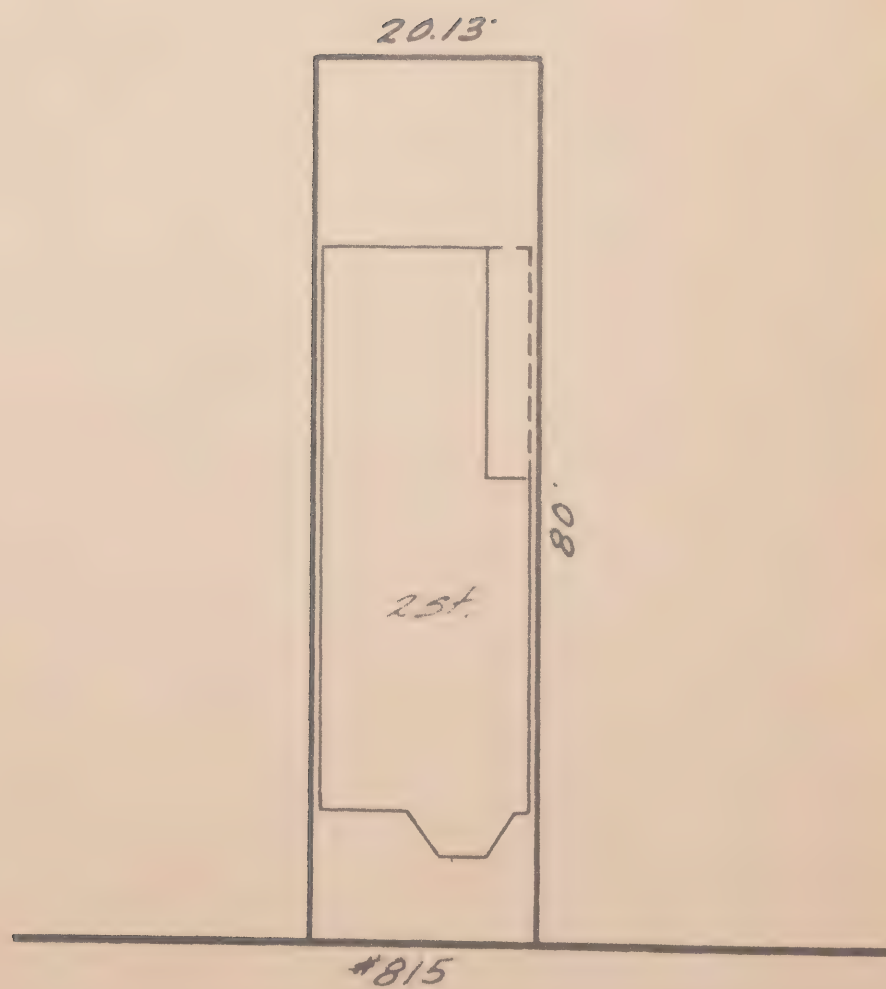
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-4 rm.	65		75
1-4 rm.	75		75
1-garage	10		10
			160 x 95

15,200 ✓

LAND \$ 7,000
IMPROVEMENTS 8,000

MARKET VALUE OF PROPERTY \$ 15,000



LAGUNA STREET



APPRAISAL

70
62-3

OWNER: Raashall Cox
PROPERTY ADDRESS: 921 McAllister

PARCEL NO. 782-25
DATE ACQ: 4-1-53

OWNER'S ADDRESS: 921 McAllister

IRS: -
CONSID: \$13,500
BEST USE: Com.

ZONING: CM PRESENT USE: Single family

ASSESSED VALUE: Land \$ 1,210.00
Imps. 800.00
\$ 2,010.00

TAXES: \$ 92.24

LAND: DIMENSION Irregular - 1,610± s.f.

IMPROVEMENTS: Condition Fair Effective Age 65 ±

2 st. fr. str. with bsmt. gar. There are 4 rms. on 1st flr.
and 3 rms. on 2nd flr. Kitchen has been modernized.

SUMMATION APPROACH:

Rounded to

Land	1,610 s.f. @ \$4.35±	\$ 7,000 ✓	
Improvements	1,476 s.f. @ 5.00	7,380 ✓	
		<u>14,380</u>	\$14,400

MARKET COMPARISON:

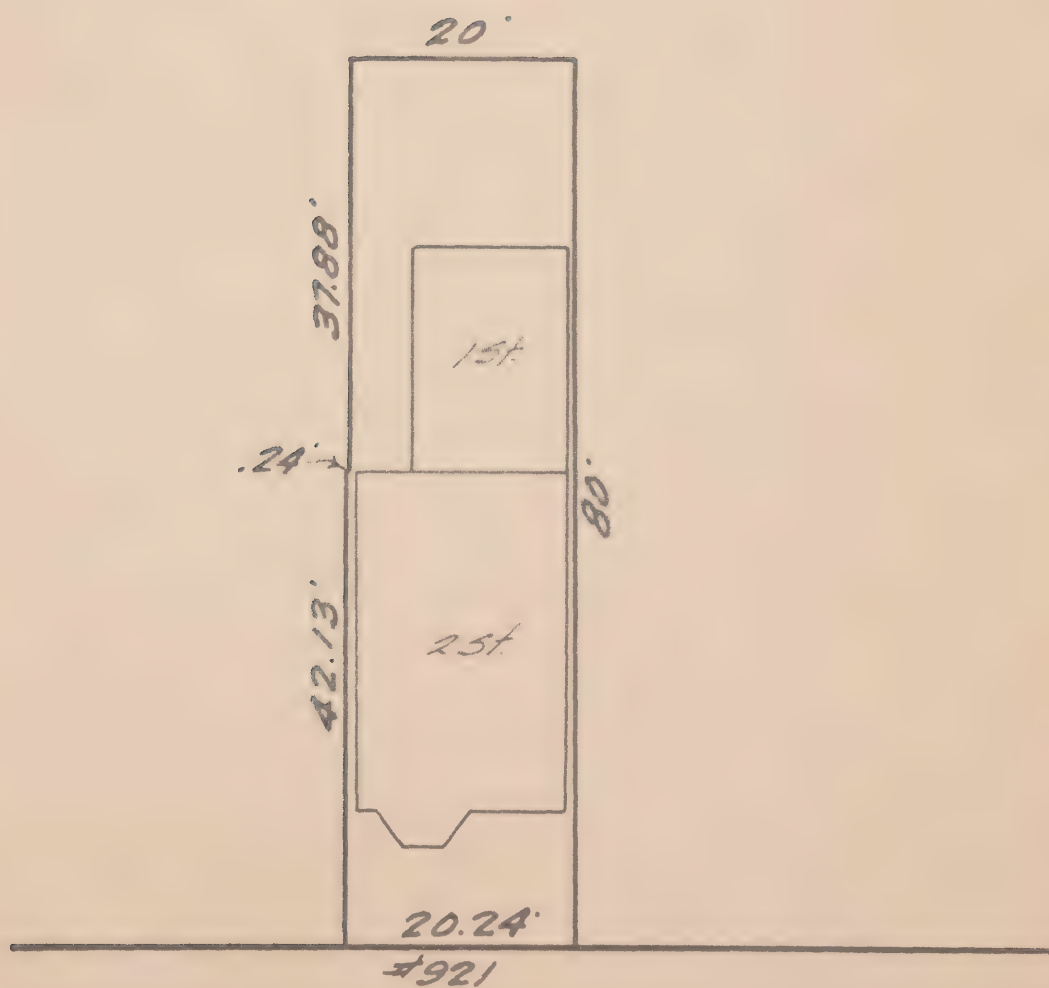
Sales Most Comparable	1154-25; 681-33		
	1,610 s.f. @ \$ 9.00	\$ 14,490 ✓	14,500

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$		\$	\$

LAND	\$ 7,000
IMPROVEMENTS	<u>7,500</u>

MARKET VALUE OF PROPERTY \$ 14,500



M^cALLISTER STREET



APPRAISAL

82-2

OWNER: Emma J. Jack
 PROPERTY ADDRESS: 917 McAllister (26)
 911-13 McAllister (27)
 OWNER'S ADDRESS: 909 McAllister (28)
 Unknown
 ZONING: CM PRESENT USE: Single family
 & resthome

PARCEL NO. 782-26,-27,-28
 DATE ACQ: 3-28-53

IRS: \$13.20
 CONSID: N.S.
 BEST USE: Same

ASSESSED VALUE: Land \$ 3,400.00
 Imps. 2,400.00
 \$ 5,800.00

TAXES: \$ 481.98

LAND: DIMENSION Irregular - 4,560+ s. f.

IMPROVEMENTS: Condition Fair Effective Age 60 ±
 (26) 2 st. fr. str. with ground level gar. Single family home with
 4 rms. on 1st flr. and 3 on 2nd.
 (27 & 28) Same as Pcl. 26 except these two bldgs. have been converted
 to a resthome and owner spent \$5,000 on improvements required by
 Board of Health.

SUMMATION APPROACH:

Rounded to

Land	4,560 s.f. @ \$4.39±	\$ 20,000 ✓	
Improvements			
(26)	1,476 s.f. @ \$5.00	\$7,380 ✓	
(27 & 28)	2,952 s.f. @ \$7.00	20,664 ✓	
			28,044
			48,044
			\$48,000

MARKET COMPARISON:

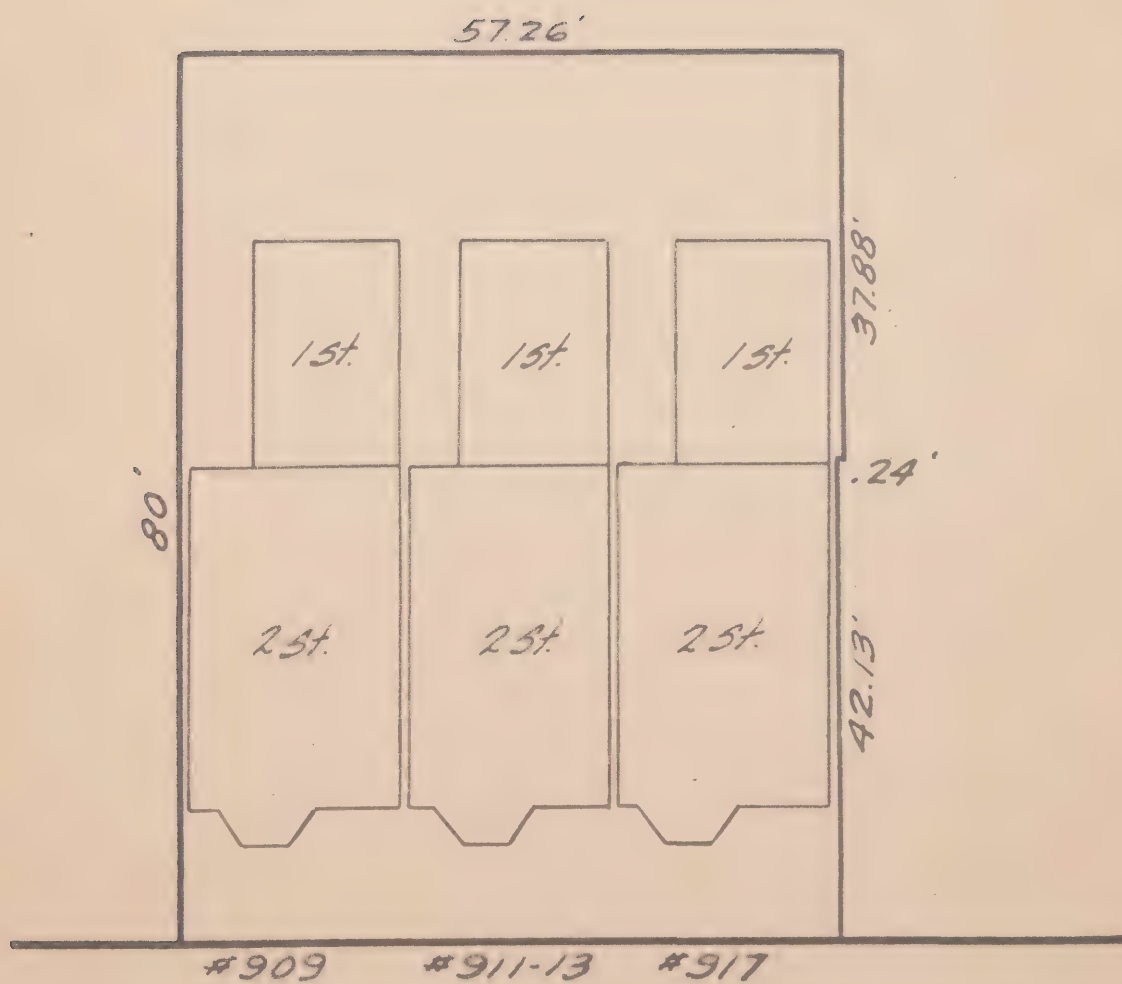
Sales Most Comparable			
4,560	s. f. @ \$ 10.50	\$ 47,880 ✓	47,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

LAND	\$ 20,000
IMPROVEMENTS	28,000

MARKET VALUE OF PROPERTY \$ 48,000



M'ALLISTER STREET



APPRAISAL

72
2-15

OWNER: Blanca Sandino
PROPERTY ADDRESS: 938-42 Buchanan

PARCEL NO. 782-29
DATE ACQ: 3-30-60

OWNER'S ADDRESS: 938 Buchanan

IRS: \$6.60
CONSID: \$24,750
BEST USE: Same

ZONING: CM PRESENT USE: Store & apts.

ASSESSED VALUE: Land \$ 1,610.00
Imps. 1,350.00
\$ 2,960.00

TAXES: \$ 245.98

LAND: DIMENSION 34.33 x 55 = 1,888 ✓ s.f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 65

2 st. fr. str. with store, garage and storage on 1st flr. and
2 apts. on 2nd flr. Small shed at rear is no value.

SUMMATION APPROACH:

Rounded to

Land	1,888 s.f. @ \$4.50+	\$ 8,500	
Improvements	3,916 s.f. @ 3.00	11,748	
		<u>20,248</u>	\$20,200

MARKET COMPARISON:

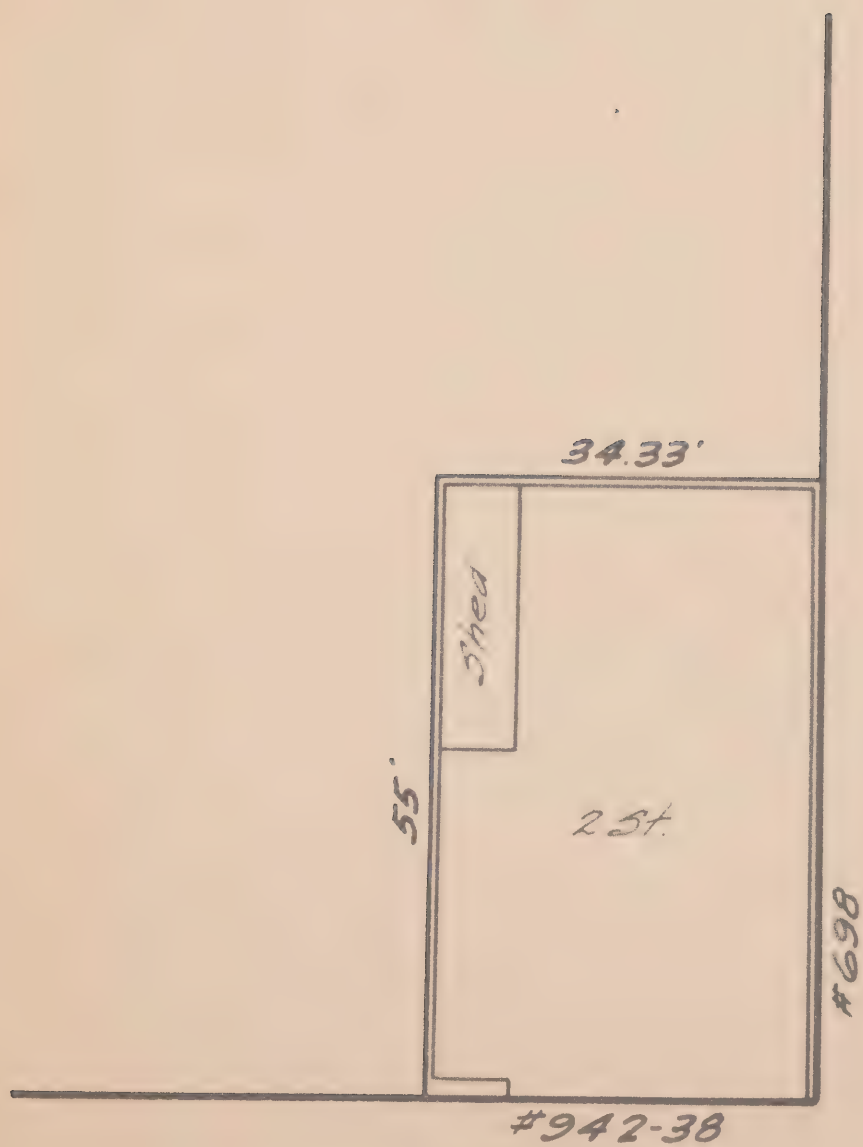
Sales Most Comparable 769-6; 756-10
1,888 s.f. @ \$ 10.60 \$ 20,013 20,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	75 (L)		75	
1-gar.	20		10	
1-4 rm.	70		70	
1-3 rm.	75		70	
			<u>225</u> x 90 =	
			20,250 ✓	20,300

LAND	\$ 8,500
IMPROVEMENTS	<u>11,500</u>

MARKET VALUE OF PROPERTY \$ 20,000



ASH STREET

#698

BUCHANAN STREET



APPRAISAL

OWNER: Anthony J. Ferrari
PROPERTY ADDRESS: 995-99 McAllister

PARCEL NO. 782-30
DATE ACQ: 12-14-61

OWNER'S ADDRESS: 995 McAllister

IRS: \$28.60
CONSID: \$27,500
BEST USE: Same

ZONING: CM

PRESENT USE: Store & flats

ASSESSED VALUE: Land \$ 2,580.00
Imps. 4,450.00
\$ 7,030.00

TAXES: \$ 584.20

LAND: DIMENSION 30.19 x 85.67 = 2,586[✓] s.f.

IMPROVEMENTS: Condition Fair Effective Age 65 ±
3 st. fr. str. with store on 1st flr. and 1-8 rm. flat on ea.
of the 2nd and 3rd flrs. Approx. \$5,400 recently spent on
remodeling.

SUMMATION APPROACH:

Rounded to

Land	2,586 s.f. @ \$4.64+	\$ 12,000 [✓]	
Improvements	6,903 s.f. @ 3.50 [✓]	24,161 [✓]	
		<u>36,161</u>	\$36,200

MARKET COMPARISON:

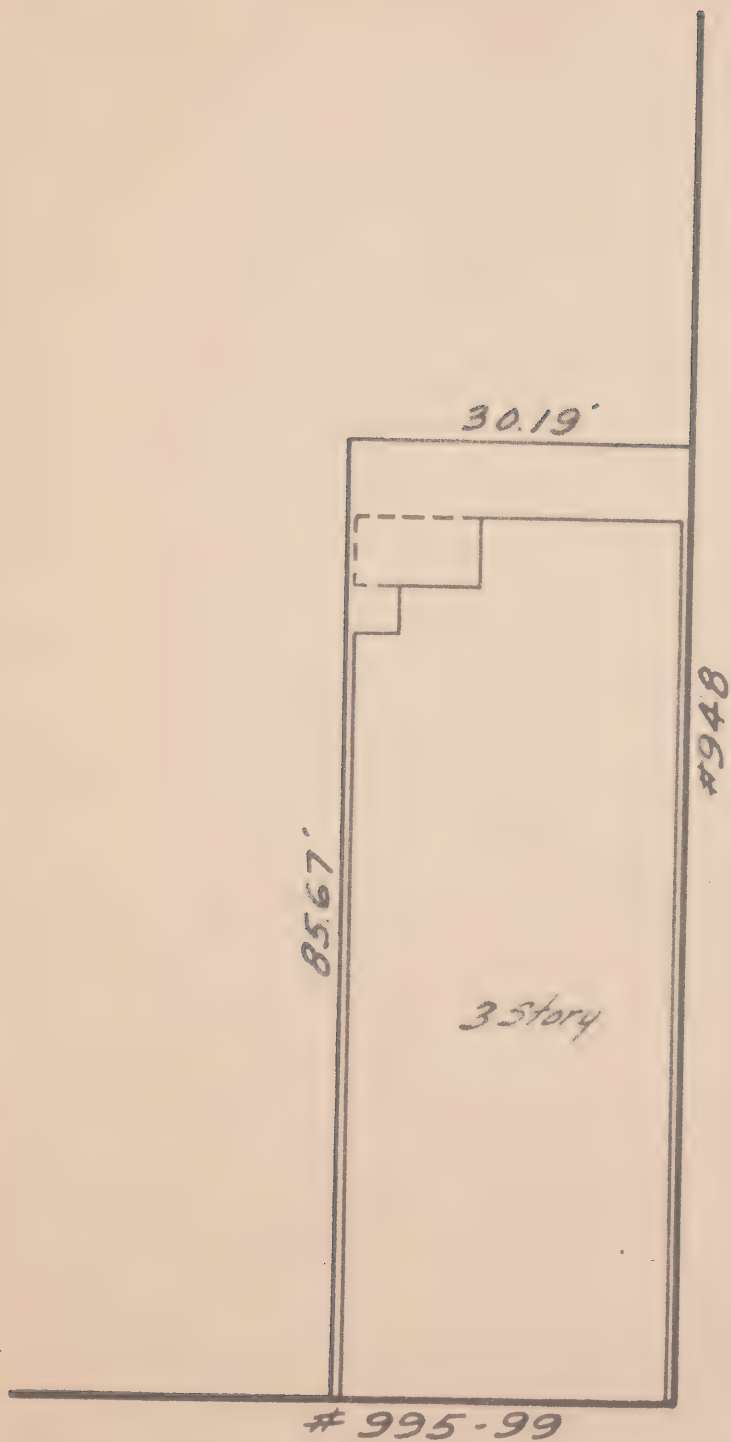
Sales Most Comparable	784-1; 771-3		
	2,586 s.f. @ \$ 13.50	\$ 34,911 [✓]	34,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	130		150	
2-6 rms.	120 ea.		240	
			<u>390</u> x 90	35,100 [✓]

LAND	\$ 12,000
IMPROVEMENTS	23,000
	<u>35,000</u>

MARKET VALUE OF PROPERTY \$ 35,000



McALLISTER STREET

BUCHANAN STREET



APPRAISAL

70
82-13

OWNER: Henry Carter et ux
PROPERTY ADDRESS: 987-91 McAllister

PARCEL NO. 782-31
DATE ACQ: 6-19-59

OWNER'S ADDRESS: 987 McAllister

IRS: \$55.00
CONSID: \$20,000
BEST USE: Same

ZONING: CM

PRESENT USE: Store & flats

ASSESSED VALUE: Land \$ 1,520.00
Imps. 2,550.00
\$ 4,070.00

TAXES: \$ 321.18

LAND: DIMENSION 24.81 x 85.67± = 2,126 ✓ s.f.

IMPROVEMENTS: Condition Poor Effective Age 65 ±
3 st. fr. str. with a store on 1st flr. and 1-6 rm. flat on ea.
of the 2nd and 3rd flrs.

SUMMATION APPROACH:

Rounded to

Land	2,126 s.f. @ \$4.35±	\$ 9,250 ✓	
Improvements	5,749 s.f. @ 3.00	17,247 ✓	
		<u>26,497</u>	\$26,500

MARKET COMPARISON:

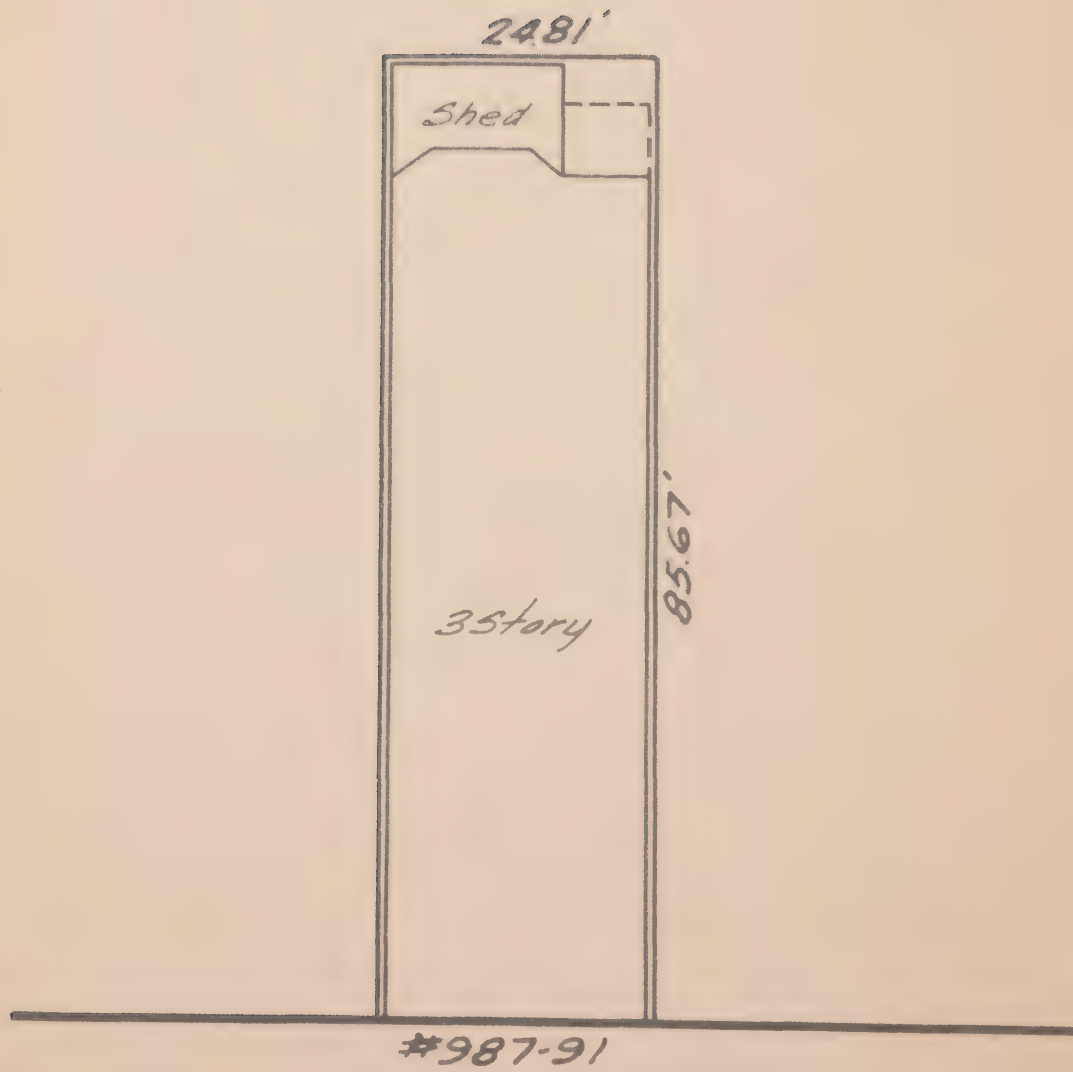
Sales Most Comparable	782-30; 771-3		
	2,126 s.f. @ \$ 11.80	\$ 25,087 ✓	25,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-store	75 (L)		75	
1-6 rm.	Owner		100	
1-6 rm.	85		100	
			<u>275</u> x 90 =	
			24,750 ✓	24,800

LAND	\$ 9,250
IMPROVEMENTS	<u>15,750</u>

MARKET VALUE OF PROPERTY \$ 25,000



M^cALLISTER STREET



APPRaisal

70
62-8

OWNER: Lucille Reed
 PROPERTY ADDRESS: 935-55 McAllister (32)
 650-52 Ash (33)
 OWNER'S ADDRESS: Unknown

PARCEL NO. 782-32, -33
 DATE ACQ: 3-22-61

IRS: \$12.10
 CONSID: N.S.
 BEST USE: Same

ZONING: CM PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 2,135.00
 Imps. 1,900.00
 \$ 4,035.00

TAXES: \$ 335.30

LAND: DIMENSION 27.5 x 71.33
 27.5 x 48.67 = 3,300 ✓

s. f.

IMPROVEMENTS: Condition Fair Effective Age 65 ±
 (32) 2 st. fr. str. with 2 apts. on ea. flr.
 (33) 2 st. fr. str. with ground level garages. There are 1-4 rm.
 flats on ea. of the 1st and 2nd flrs.

SUMMATION APPROACH:

Rounded to

Land 3,300 s. f. @ \$4.39+ \$ 14,500 ✓
 Improvements
 (32) 3,185 s. f. @ \$3.20 \$10,192 ✓
 (33) 1,758 s. f. @ 4.00 7,032
 Garages 500

17,724
 32,224 \$32,200

MARKET COMPARISON:

Sales Most Comparable 782-32; 743-6A
 3,300 s. f. @ \$ 9.80

\$ 32,340 ✓ 32,300

INCOME APPROACH:

	Units	Actual	Fair	Total Monthly
(32)	1-4 rm.	\$ 79.50	\$ 70	\$ 70
	1-3 rm.	60.00	60	60
	1-5 rm.	Owner	75	75
	1-3 rm.	68.00	65	65
(33)	2-4 rm.	75 ea.	75	150
	2 gar.	8 ea.	8	16
				436 x 75 =

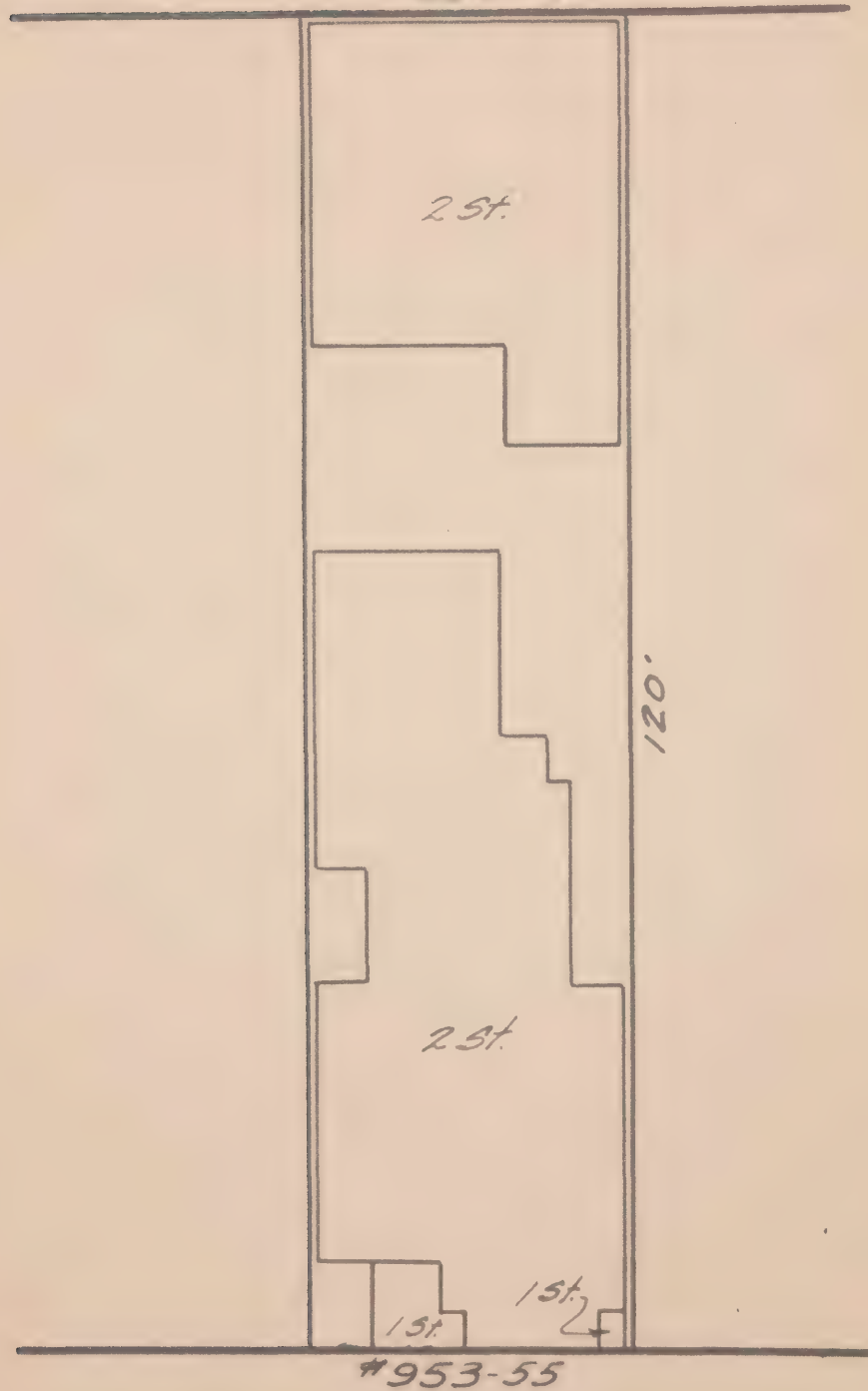
32,700 ✓

LAND \$ 14,500
 IMPROVEMENTS 17,500

MARKET VALUE OF PROPERTY \$ 32,000

ASH STREET

#650-52



MCALLISTER STREET



APPRaisal

70
2-13

OWNER: Charles A. Cates et ux
PROPERTY ADDRESS: 648 Ash

PARCEL NO. 782-34
DATE ACQ: 1-15-62

OWNER'S ADDRESS: 715 McAllister

IRS: \$5.50
CONSID: \$5,000 Ind.
BEST USE: Same

ZONING: CM PRESENT USE: Shop

ASSESSED VALUE: Land \$ 505.00
Imps. 200.00
\$ 705.00

TAXES: \$ 58.58

LAND: DIMENSION 27.5 x 42 = 1,155✓

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 2- ±

1 st. wd. fr. gar. being used as a shop. Sheds are of no value.

SUMMATION APPROACH:

Rounded to

Land 1,155 @ \$5.63+
Improvements 1,018 s.f. @ 1.00

\$ 6,500 ✓
1,018
7,518

\$7,500

MARKET COMPARISON:

Sales Most Comparable
1,155 s.f. @ \$ 6.50

\$ 7,508 ✓

7,500

INCOME APPROACH:

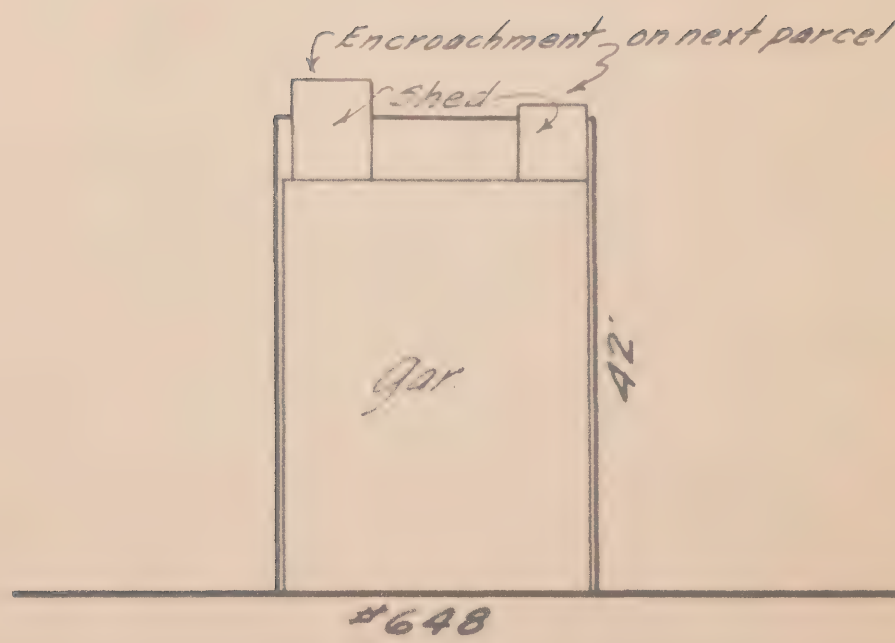
Units	Actual	Fair	Total Monthly
	\$	\$	\$
Shop	65		65 x 115 = 7,475 ✓

7,500

LAND
IMPROVEMENTS

\$ 6,500
1,000

MARKET VALUE OF PROPERTY \$ 7,500



ASH STREET



APPRaisal

OWNER: Northern Counties Title Ins. Co.
 PROPERTY ADDRESS: 951 McAllister

PARCEL NO. 782-35
 DATE ACQ: 12-30-60

OWNER'S ADDRESS: 951 McAllister

IRS: No
 CONSID: N.S.
 BEST USE: Same

ZONING: CM

PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,630.00
 Imps. 6,000.00
 \$ 7,630.00

TAXES: \$ 634.06

LAND: DIMENSION 27.5 x 78 = 2,145 ✓

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 35 ±

3 st. fr. str. with 3 apts. on ea. flr. Ea. have a bath and kitchen.

SUMMATION APPROACH:

Rounded to

Land 2,145 s.f. @ \$4.34+
 Improvements 5,191 s.f. @ 7.90

\$ 9,300 ✓
 41,009 ✓
 50,309

\$50,300

MARKET COMPARISON:

Sales Most Comparable 771-14; 773-3
 2,145 s.f. @ \$ 23.50

\$ 50,408 ✓

50,400

INCOME APPROACH:

Units	Actual
5-2 rm.	55 ea.
2-3 rm.	70
1-3 rm.	65
1-3 rm.	55

Fair
\$

Total Monthly
\$

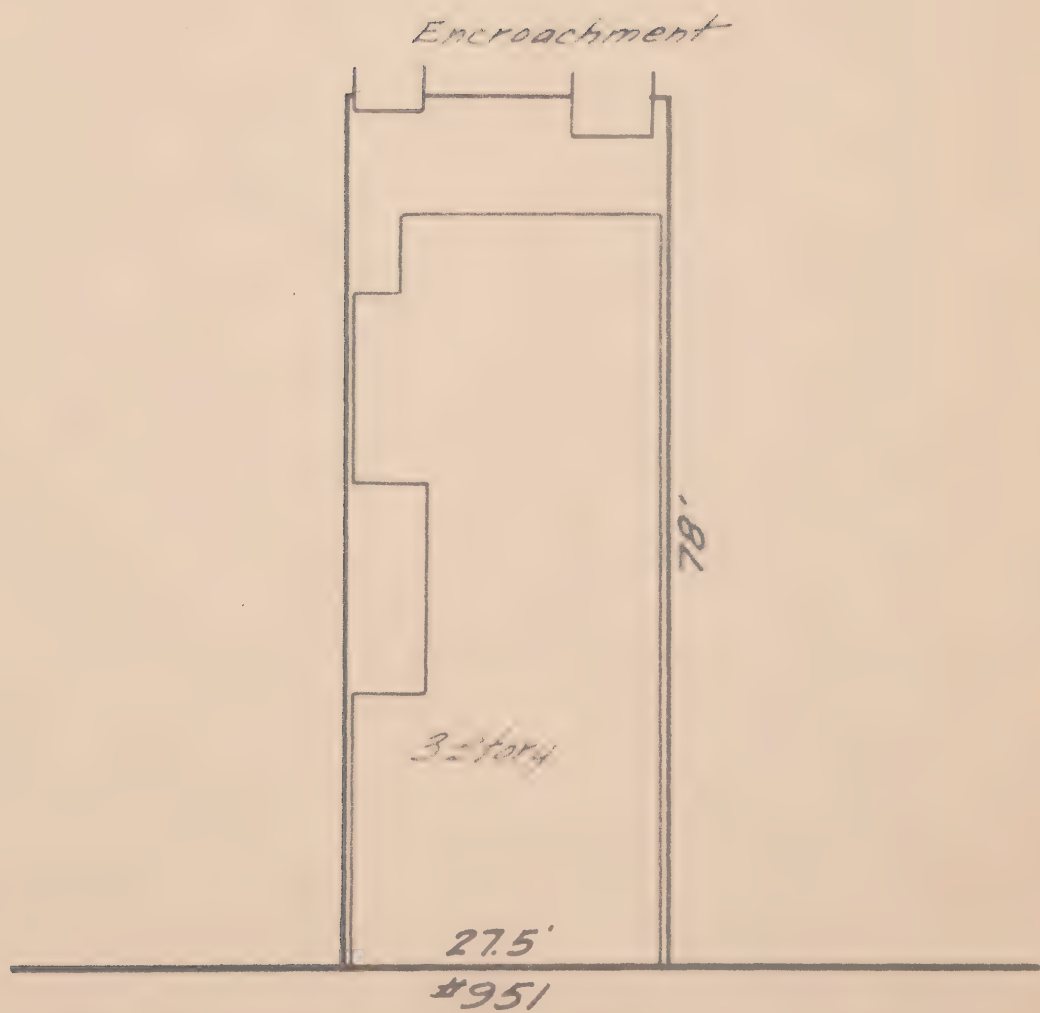
275
140
65
65
545 x 90 =
49,050 ✓

49,100

LAND
 IMPROVEMENTS

\$ 9,300
 39,700

MARKET VALUE OF PROPERTY \$ 49,000



MCALLISTER STREET

BLOCK 783

	NAME	LAND	IMPS	TOTAL
-1	Melvin Sosnick	\$ 85,000	\$240,000	\$325,000 ✓
-2	Agnes Brooks	17,500	9,500	27,000 ✓
-3	Geo. E. Andreadakes	16,000	14,000	30,000 ✓
-4	Victor A. Ramirez	16,000	29,000	45,000 ✓
-5	Angel9 Sibona	16,000	9,500	25,500 ✓
-6,-7	Zel R. Kahn	30,000	-	30,000 ✓
-8	Angelina Villaroman	17,500	9,000	26,500 ✓
-9,-10	J & R Realty Co.	31,500	23,500	55,000 ✓
-11	Zel R. Kahn	16,000	26,500	42,500 ✓
-12	J & R Realty Co.	16,000	6,500	22,500 ✓
-13	Wm. A. Brun	67,000	21,000	88,000 ✓
-16,-17	Andrew J. Eyman	35,000	-	35,000 ✓
-18	Sarah L. Butler	16,000	16,000	32,000 ✓
-19,-20	J. & R. Realty Co.	<u>105,000</u>	<u>102,000</u>	<u>207,000</u> ✓
		\$484,500	\$506,500	\$991,000



APPRAISAL

71
X-1

OWNER: Melvin Sosnick et ux
PROPERTY ADDRESS: 801-31 McAllister

PARCEL NO. 783-1
DATE ACQ: 8-30-40

OWNER'S ADDRESS: 801 McAllister

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: CM

PRESENT USE: Stores/Apts.

ASSESSED VALUE: Land \$ 12,040.00
Imps. 43,600.00
\$ 55,640.00

TAXES: \$ 4,623.68

LAND: DIMENSION 120 x 137.5 = 16,500 ✓ s.f.

IMPROVEMENTS: Condition Fair Effective Age 45 ±
2 st. reinforced conc. str. with 3 office-warehouse type stores
on 1st flr. and 50 apts. on 2nd and 3rd flrs. Ea. flr. has 25
apts. (7-2 rm. and 17-3 rm.).

SUMMATION APPROACH:

Rounded to

Land	16,500 s.f. @ \$5.15+	\$ 85,000	
Improvements	47,964 s.f. @ 5.20	249,413	
		<u>334,413</u>	\$334,400

MARKET COMPARISON:

Sales Most Comparable

16,500 s.f. @ \$ 19.50 \$ 321,750 ✓ 321,800

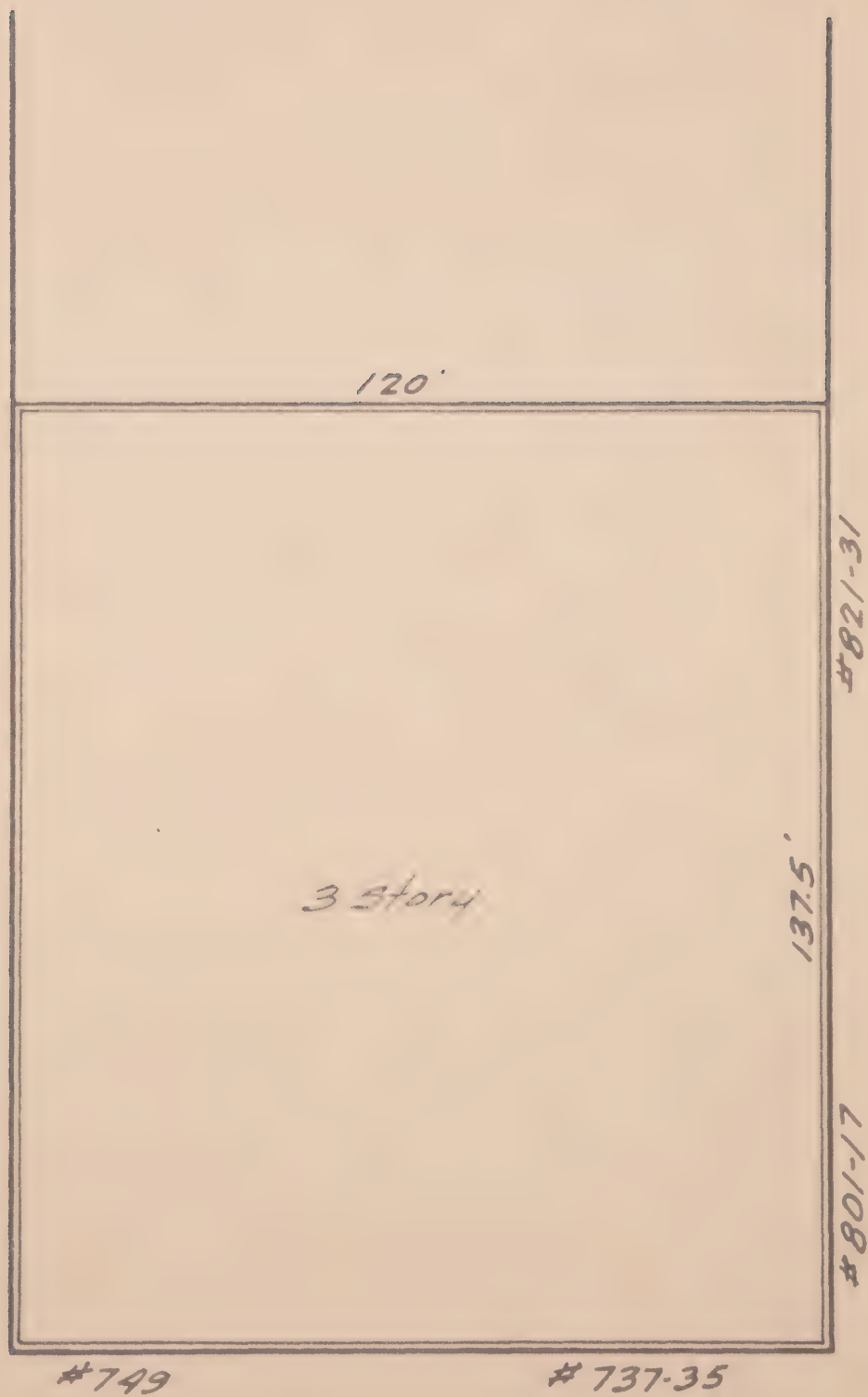
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
<u>Stores</u>				
Wholesale meat	350 (L)		400	
Cigar distributor	Owner		750	
Vacant			750	
14-2 rms. @ \$55 to \$57.50		55	770	
36-3 rms. @ \$65 to \$69		65	2,340	
			<u>5,010</u>	
			x 65 =	
			325,650 ✓	325,700 ✓

LAND	\$ 85,000
IMPROVEMENTS	<u>240,000</u>

MARKET VALUE OF PROPERTY \$ 325,000

ASH STREET



OCTAVIA STREET

MCALLISTER STREET



APPRAISAL

71
65 14

OWNER: Agnes Brooks
PROPERTY ADDRESS: 500 Fulton

PARCEL NO. 783-2
DATE ACQ: 1955

OWNER'S ADDRESS: 1245 Quintara

IRS: No
CONSID: N.S.
BEST USE: Same

ZONING: CM PRESENT USE: Garage

ASSESSED VALUE: Land \$ 2,130.00
imps. 1,200.00
\$ 3,330.00

TAXES: \$ 276.72

LAND: DIMENSION 27.5 x 120 = 3,300 ✓

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 35

1 st. brick and wd. fr. str.

SUMMATION APPROACH:

Rounded to

Land 3,300 s.f. @ \$5.30+
Improvements 3,300 s.f. @ 3.00

\$ 17,500 ✓
9,900 ✓
27,400

\$27,400

MARKET COMPARISON:

Sales Most Comparable 769-23 ; 762-6
3,300 s.f. @ \$ 8.00

\$

26,400 ✓

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
250 (L)			250 x 110

27,500

LAND \$ 17,500
IMPROVEMENTS 9,500

MARKET VALUE OF PROPERTY \$ 27,000

ASH STREET

#501

120'

1 st.

#711

OCTAVIA STREET

#701

27.5'

#500

FULTON STREET





APPRAISAL

71
63-13

OWNER: Geo. E. Andreadakes
PROPERTY ADDRESS: 508-10 Fulton

PARCEL NO. 783-3
DATE ACQ:

OWNER'S ADDRESS: 2261 Market

IRS: No
CONSID: N.S.
BEST USE: Com.

ZONING: CM PRESENT USE: Store/Flat

ASSESSED VALUE: Land \$ 1,570.00
Imps. 5,050.00
\$ 6,620.00

TAXES: \$ 550.12

LAND: DIMENSION 27.5 x 120 = 3,300 ✓

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 40 ±

2 st. reinforced conc. str. with warehouse and office on 1st flr. and 5 rm. flat on 2nd flr.

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @ \$4.85±	\$ 16,000 ✓
Improvements	4,635 s.f. @ 3.25	15,064
		<u>31,064</u>

\$31,100

MARKET COMPARISON:

Sales Most Comparable 769-23; 762-6
3,300 s.f. @ \$ 9.00

\$ 29,700 ✓

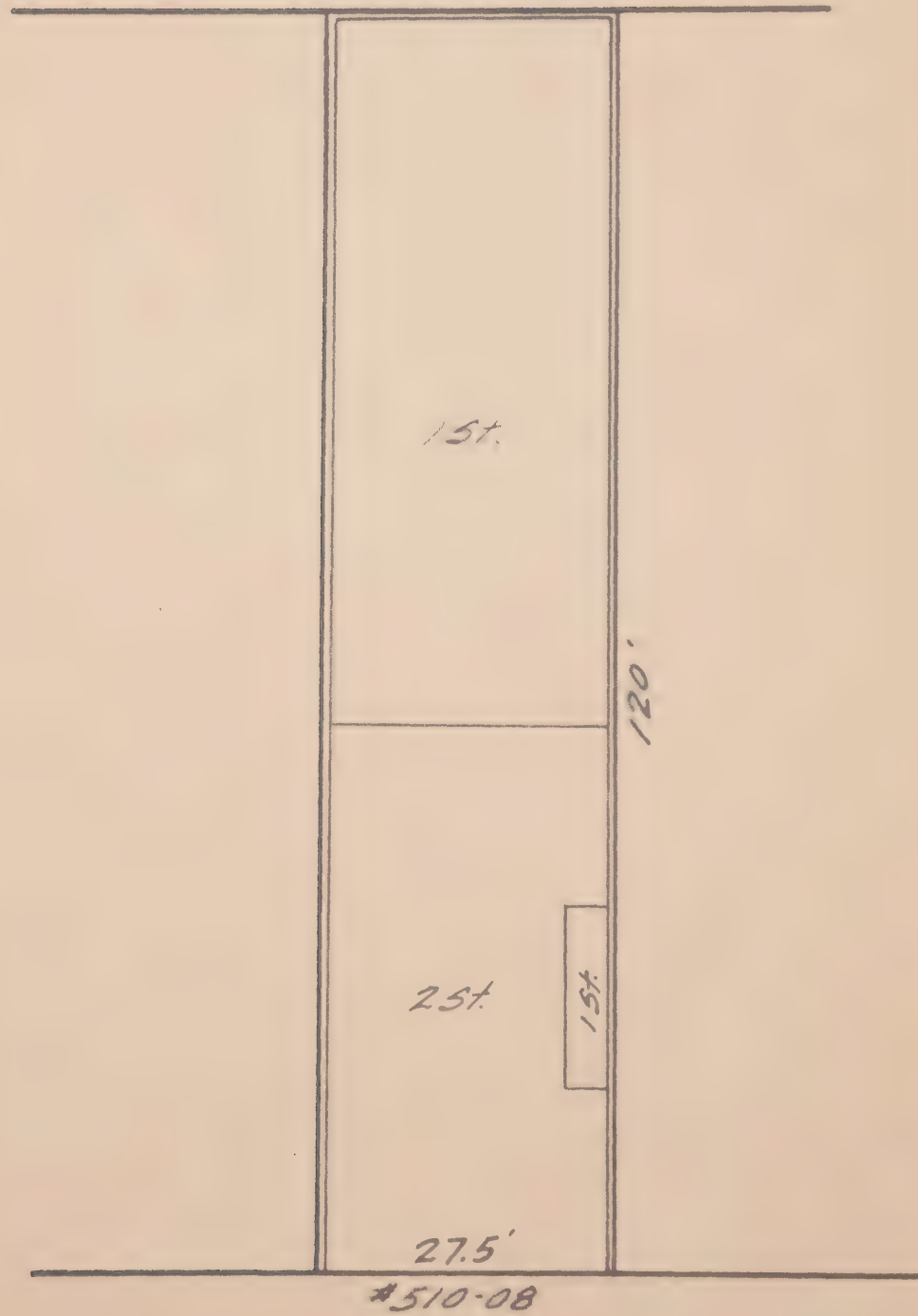
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Warehouse/Office	225 (L)		225
5 rooms	70		75
			<u>300</u> x 100
			30,000 ✓

LAND	\$ 16,000
IMPROVEMENTS	14,000
	<u>30,000</u>

MARKET VALUE OF PROPERTY \$ 30,000

ASH STREET



FULTON STREET



APPRAISAL

71
83-12

OWNER: Victor A. Ramirez et ux
PROPERTY ADDRESS: 512 Fulton

PARCEL NO. 783-4
DATE ACQ: 2-6-62

OWNER'S ADDRESS: 512 Fulton

IRS: \$53.60
CONSID: \$49,000
BEST USE: Same

ZONING: CM PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,410.00
Imps. 2,900.00
\$ 4,310.00

TAXES: \$ 358.16

LAND: DIMENSION 27.5 x 120 = 3,300 s. f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±

3 st. fr. str. with 6 apts. and partial bsmt. Ea. flr. contains 2-4 rm. units.

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @ \$4.85±	\$ 16,000 ✓
Improvements	4,511 s.f. @ \$6.00	\$27,066 ✓
Garage	1,169 s.f. @ 1.50	1,754 ✓
		28,820
		44,820

\$44,800

MARKET COMPARISON:

Sales Most Comparable 729-9

3,300 s.f. @ \$ 14.00 \$ 46,200 ✓

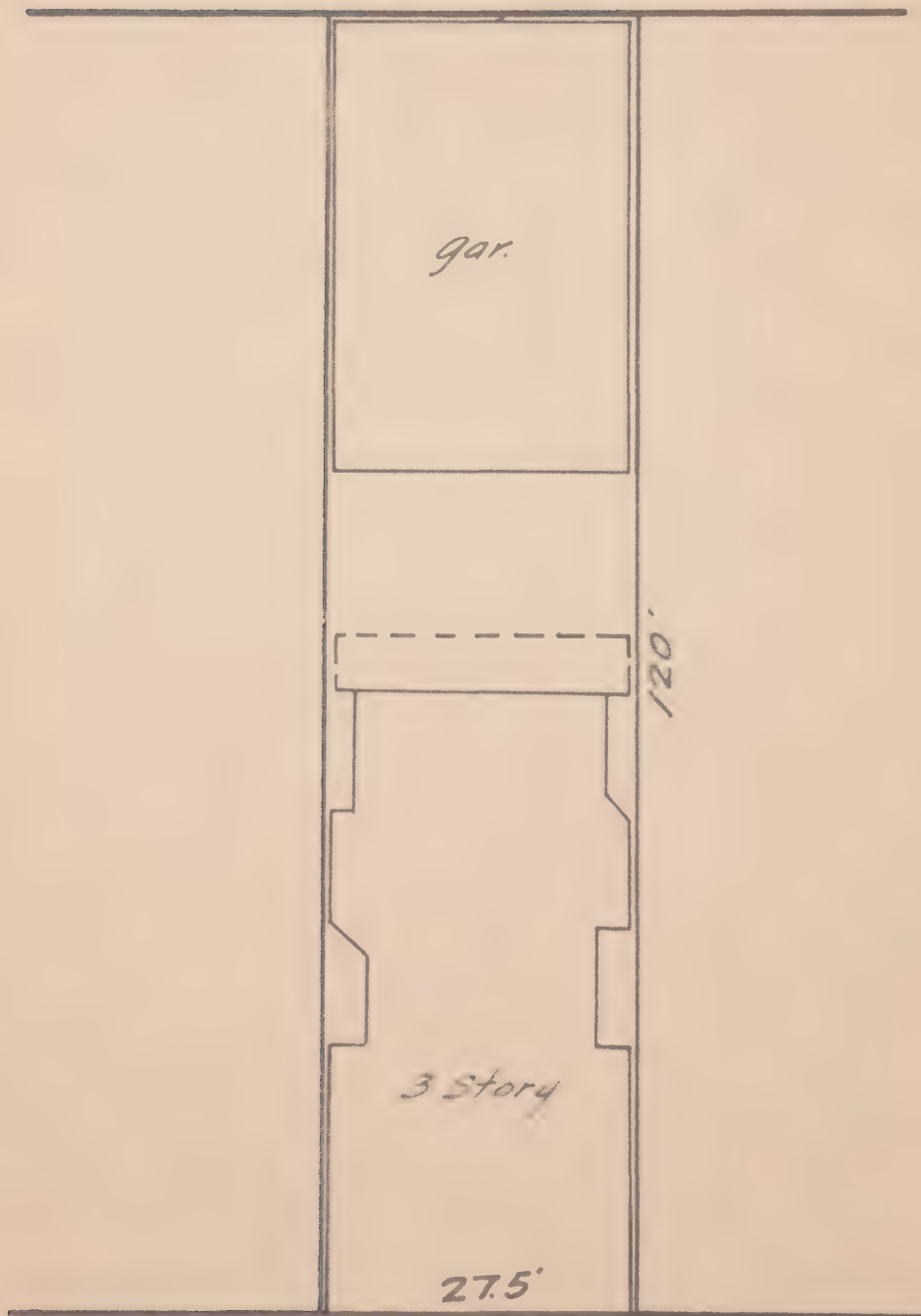
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
4-4 rms.	67.50 ea.	70	280	
2-4 rms.	70 ea.	70	140	
Garage	35		35	
			455 ✓	x 100
				45,500

LAND	\$ 16,000
IMPROVEMENTS	29,000

MARKET VALUE OF PROPERTY \$ 45,000

ASH STREET



FULTON STREET



APPRAISAL

21
23-11

OWNER: Angelo Sibona et ux
PROPERTY ADDRESS: 520 Fulton

PARCEL NO. 783-5
DATE ACQ: 10-8-41

OWNER'S ADDRESS: 538 Joost

IRS: \$7.15
CONSID: N.S.
BEST USE: Com.

ZONING: CM

PRESENT USE: Garage

ASSESSED VALUE: Land \$ 1,570.00
Imps. 1,800.00
\$ 3,370.00

TAXES: \$ 280.04

LAND: DIMENSION 27.5 x 120 = 3,300 ✓

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 45 ±

1 st. reinforced conc. str.

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @ \$4.85+	\$ 16,000	
Improvements	3,300 s.f. @ 3.00	9,900	
		<u>25,900</u>	\$26,000

MARKET COMPARISON:

Sales Most Comparable	769-23; 762-6		
	3,300 s.f. @ \$ 8.00	\$	26,400 ✓

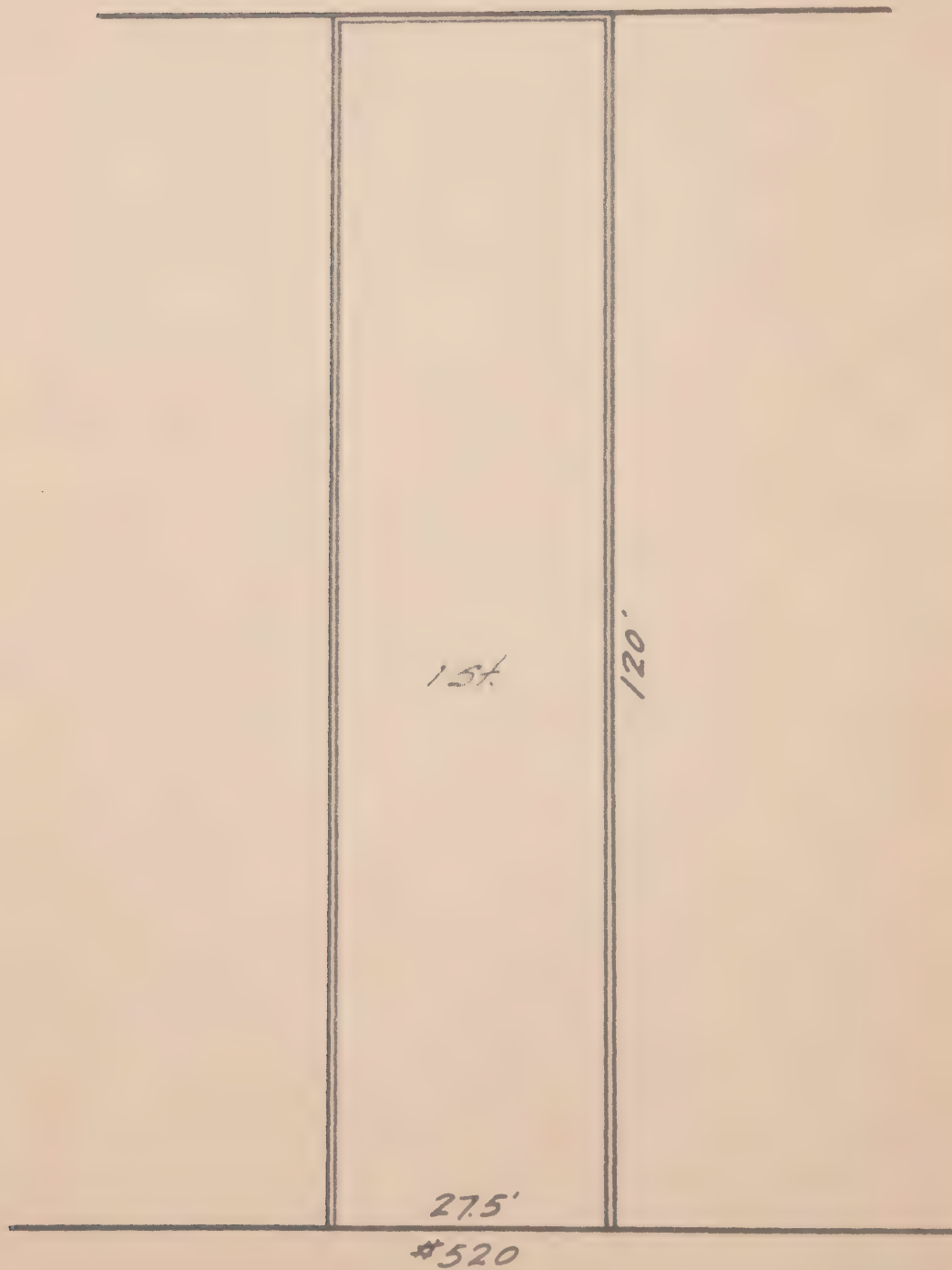
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Owner			225 x 110 = 24,750 ✓	24,800

LAND	\$	16,000
IMPROVEMENTS		<u>9,500</u>

MARKET VALUE OF PROPERTY \$ 25,500

ASH STREET



FULTON STREET



APPRAISAL

71
83-10

OWNER: Zel R. Kahn et ux
PROPERTY ADDRESS: Vacant on Fulton

PARCEL NO. 783-6,-7
DATE ACQ: 10-28-53

OWNER'S ADDRESS: 1250 Eucalyptus Dr.

IRS: \$19.80
CONSID: N.S.
BEST USE: Com.

ZONING: CM PRESENT USE: Vacant

ASSESSED VALUE: Land \$ 3,655.00
Impe. -
\$ 3,655.00

TAXES: \$ 303.74

LAND: DIMENSION 52.5 x 120 = 6,300✓

s. f.

IMPROVEMENTS: Condition Land only

Effective Age +

SUMMATION APPROACH:

Rounded to

Land \$
Improvements

MARKET COMPARISON:

Sales Most Comparable 738-3; 770-3
6,300 s. f. @ \$ 4.76+ \$ \$30,000

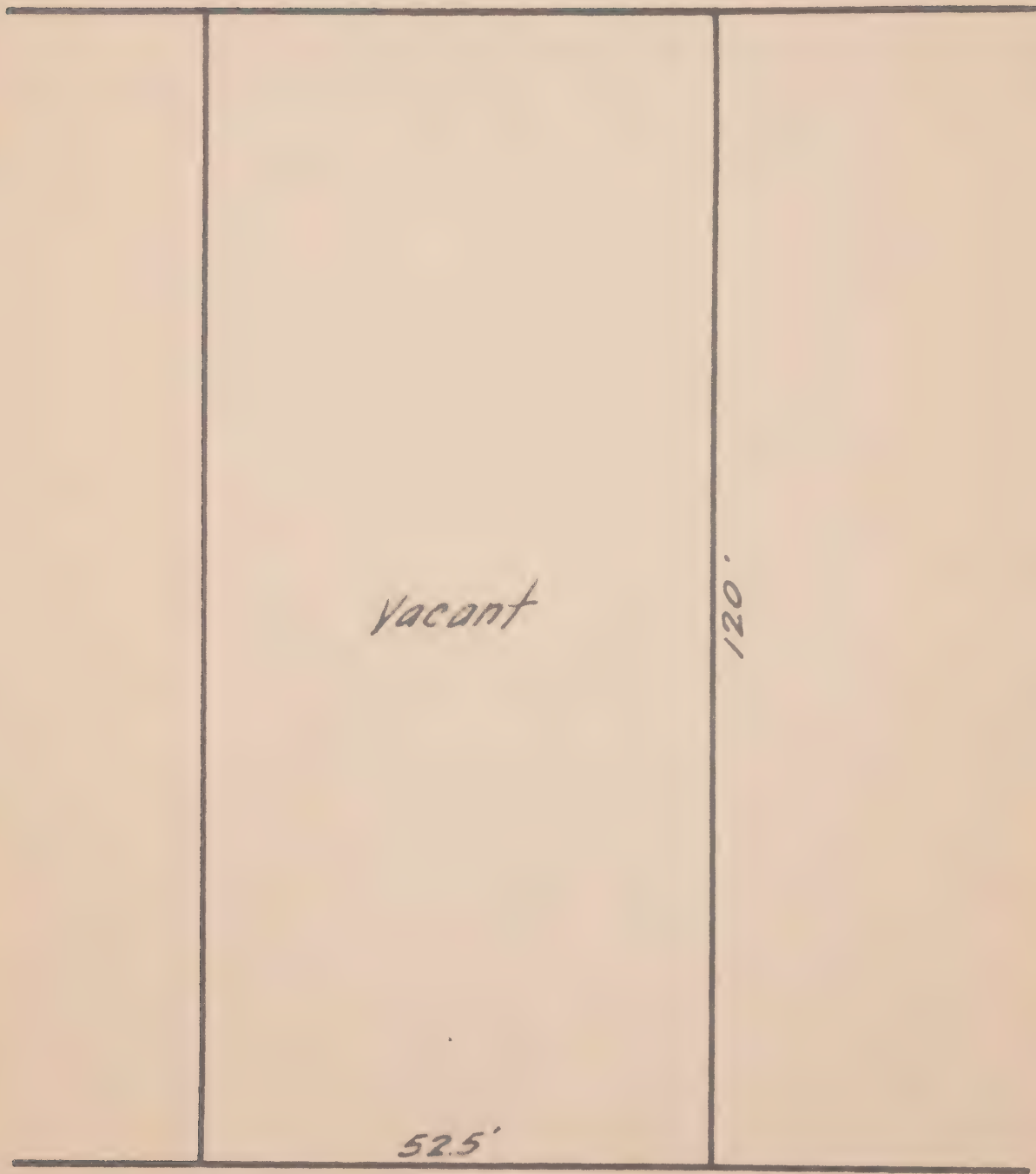
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND IMPROVEMENTS \$ 30,000

MARKET VALUE OF PROPERTY \$ 30,000

ASH STREET



FULTON STREET



APPRAISAL

21
63-9

OWNER: Angelina Villaroman
PROPERTY ADDRESS: 538-42 Fulton

PARCEL NO. 783-8
DATE ACQ: 8-22-59

OWNER'S ADDRESS: 538 Fulton

IRS: No
CONSID: Family
BEST USE: Com.

ZONING: CM PRESENT USE: Flats

ASSESSED VALUE: Land \$ 1,540.00
Imps. 2,550.00
\$ 4,090.00

TAXES: \$ 339.88

LAND: DIMENSION 30 x 120 = 3,600 ✓ s. f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±
2 st. fr. str. with 2 bsmt. garages and 2-4 rm. units ea.
on 1st and 2nd flrs. Some interior and exterior renovation,
good maintenance.

SUMMATION APPROACH:

Rounded to

Land	3,600 s.f. @ \$4.86±	\$ 17,500 ✓	
Improvements	3,014 s.f. @ 3.00	9,042	
		<u>26,542</u>	\$26,500

MARKET COMPARISON:

Sales Most Comparable 743-10; 784-13
3,600 s. f. @ \$ 7.50 \$ 27,000 ✓

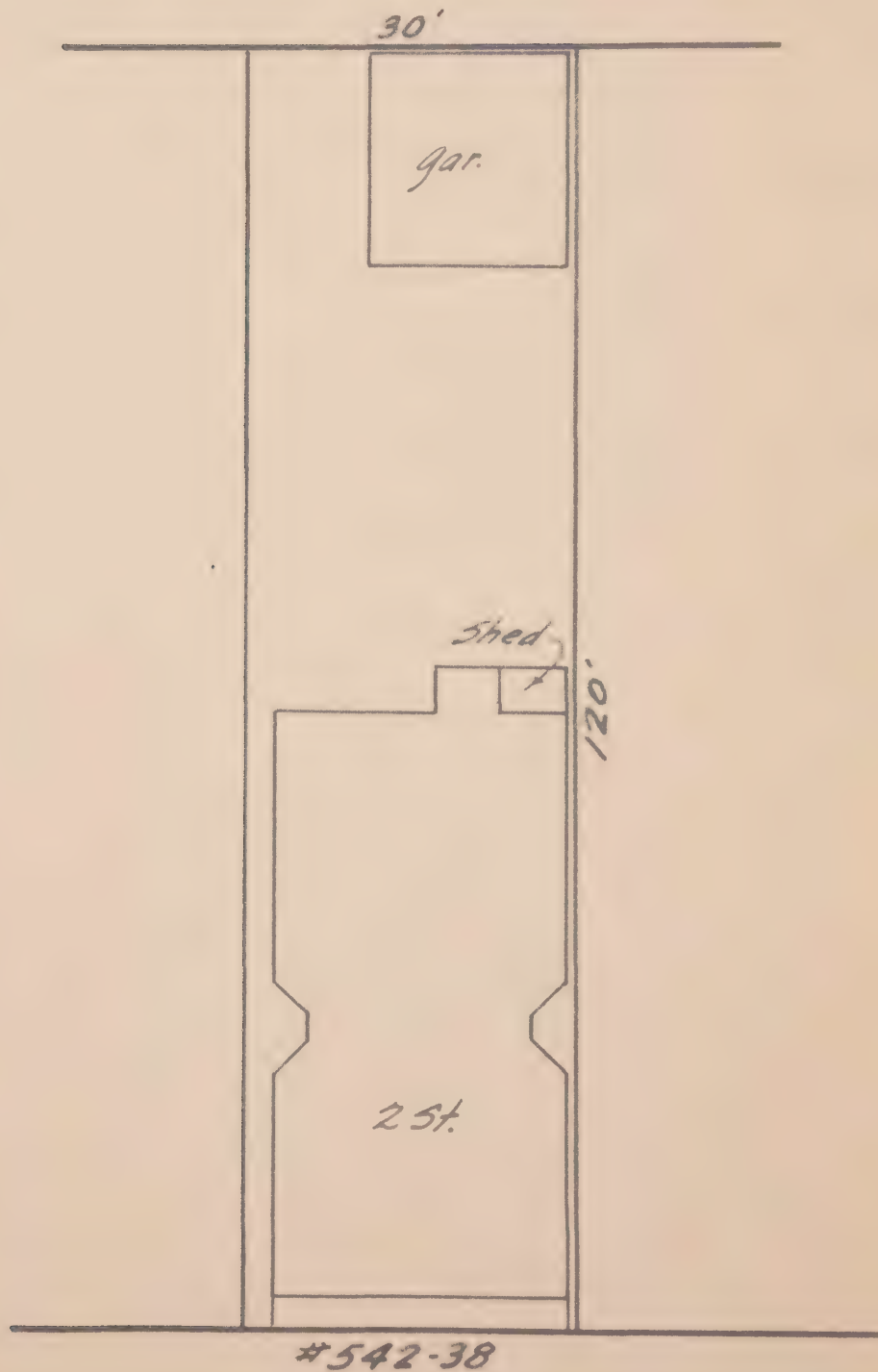
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-4 rms.	Owner	60	120	
2-4 rms.	\$45 & \$50	60	120	
Garage	Owner		15	
Garage	\$50		15	
			<u>270</u> ✓	
			25,650 ✓	25,700

LAND \$ 17,500
IMPROVEMENTS 9,000

MARKET VALUE OF PROPERTY \$ 26,500

ASH STREET



FULTON STREET



APPRaisal

71
63-8

OWNER: J. & R. Realty Co.
PROPERTY ADDRESS: 544-48 Fulton (9)
554 Fulton (10)
OWNER'S ADDRESS: 855 McAllister

PARCEL NO. 783-9,-10
DATE ACQ: 12-15-53

IRS: \$41.80
CONSID: N.S.

ZONING: CM PRESENT USE: Plant Offices BEST USE: Same

ASSESSED VALUE: Land \$ 3,830.00
Imps. 5,950.00
\$ 9,780.00

TAXES: \$ 812.72

LAND: DIMENSION 27.5 x 120 = 6,600 ✓
27.5 x 120

s. f.

IMPROVEMENTS: Condition Fair Effective Age 17/40 ±

(9) 1 st. wd. fr. str. with bsmt. garage and 5½ rms. used as offices on 2nd flr.

(10) 1 st. wd. fr. stucco warehouse type bldg. with approximately 900 s.f. of mezzanine used as offices. Processing equipment treated as personal property.

SUMMATION APPROACH:

Rounded to

Land 6,600 s.f. @ \$4.77± \$ 31,500

Improvements

(9) 1,825 s.f. @ \$3.25 \$5,931 ✓

Shed 180 s.f. @ 1.00 180 ✓

On-site 300

(10) 3,300 s.f. @ 5.25 17,325 ✓ 23,736

55,236

\$55,200

MARKET COMPARISON:

Sales Most Comparable 666-16

6,600 s.f. @ \$ 8.50

\$

56,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
(9)	130		150
(10)	Refused		350
			500 x 110

55,000

The following machinery inventory is included for informational purposes. The appraiser offers no opinion as to whether it is personal or real property. The present "in-place" value of equipment is \$18,150.

LAND \$ 31,500
IMPROVEMENTS 23,500

MARKET VALUE OF PROPERTY \$ 55,000

PARCEL NO: 783-9,-10

EQUIPMENT

554 Fulton (555 Ash St.) - Jos. Buchwald & Son

Item of Apple processing equipment:

4 Pease double parers and corers, feed belt, return
sorting conveyor, 4 position slicer, elevator
washer, blancher, related piping and power wiring . . . \$13,600

548 Fulton - Jos. Buchwald & Sons

Item of Scotch Marine dry back boiler
(Kewaunee series 3x) feed pumps, burner, stack and
related equipment, automatic 4,550

\$18,150

ASH STREET

55'

Shed

1st

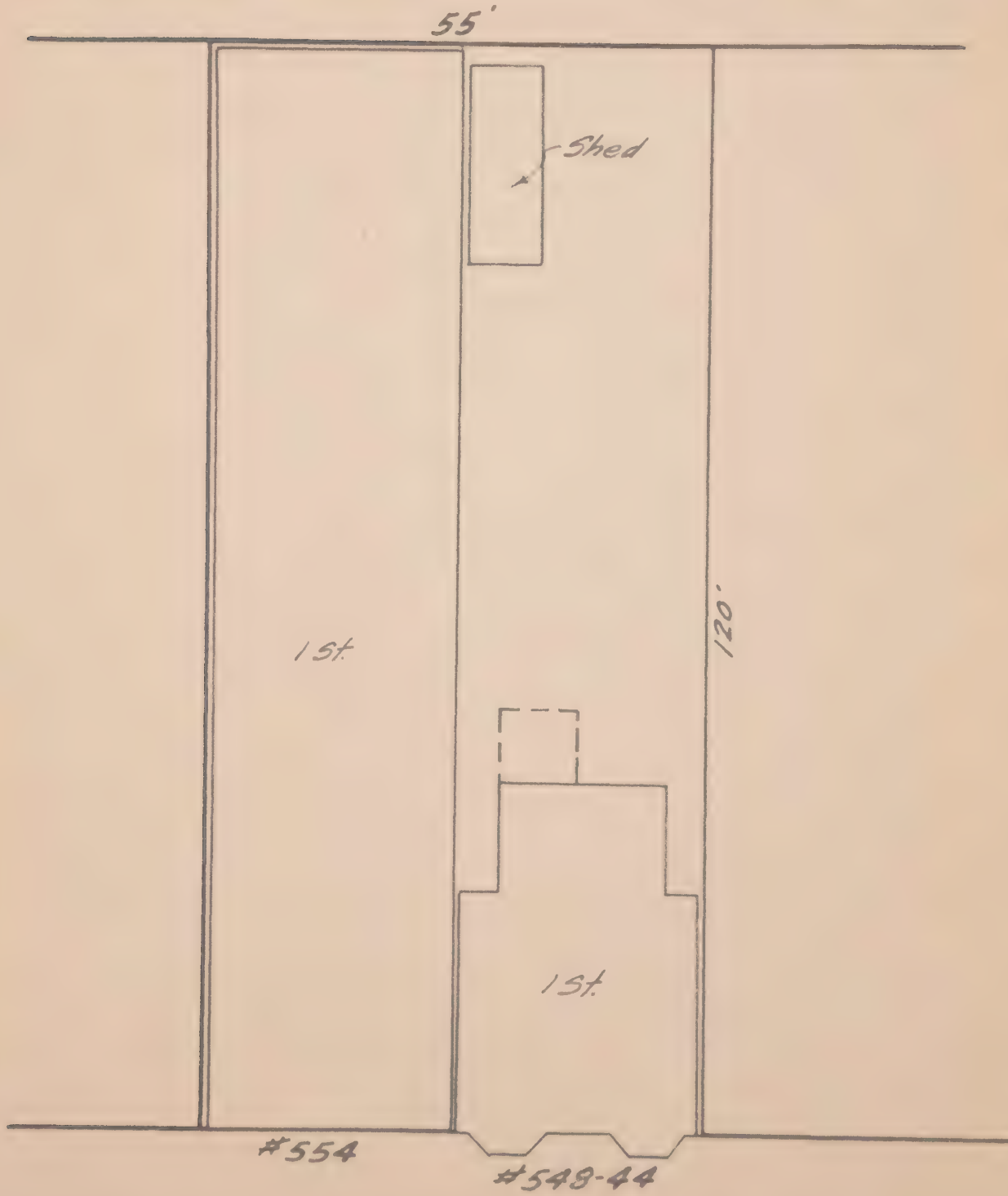
120'

1st

#554

#548-44

FULTON STREET





APPRAISAL

71
28-7

OWNER: Zel Kahn et ux
PROPERTY ADDRESS: 560 Fulton

PARCEL NO. 783-11
DATE ACQ: 12-13-49

OWNER'S ADDRESS: 1250 Eucalyptus

IRS: \$30.80
CONSID: N.S.

ZONING: CM

PRESENT USE: Garage/Offices BEST USE: Same

ASSESSED VALUE: Land \$ 1,570.00
Imps. 4,200.00
\$ 5,770.00

TAXES: \$ 479.48

LAND: DIMENSION 27.5 x 120 = 3,300 ✓ s.f.

IMPROVEMENTS: Condition Fair Effective Age 35 ±

2 st. brick str. 2nd flr. is partitioned into 3 offices. Bldg. has elevator.

SUMMATION APPROACH:

Rounded to

Land 3,300 s.f. @ \$4.85+
Improvements 6,600 s.f. @ 4.00

\$ 16,000 ✓
26,400 ✓
42,400

\$42,400

MARKET COMPARISON:

Sales Most Comparable 666-26, -27; 769-23
3,300 s.f. @ \$ 13.00

\$ 42,900

INCOME APPROACH:

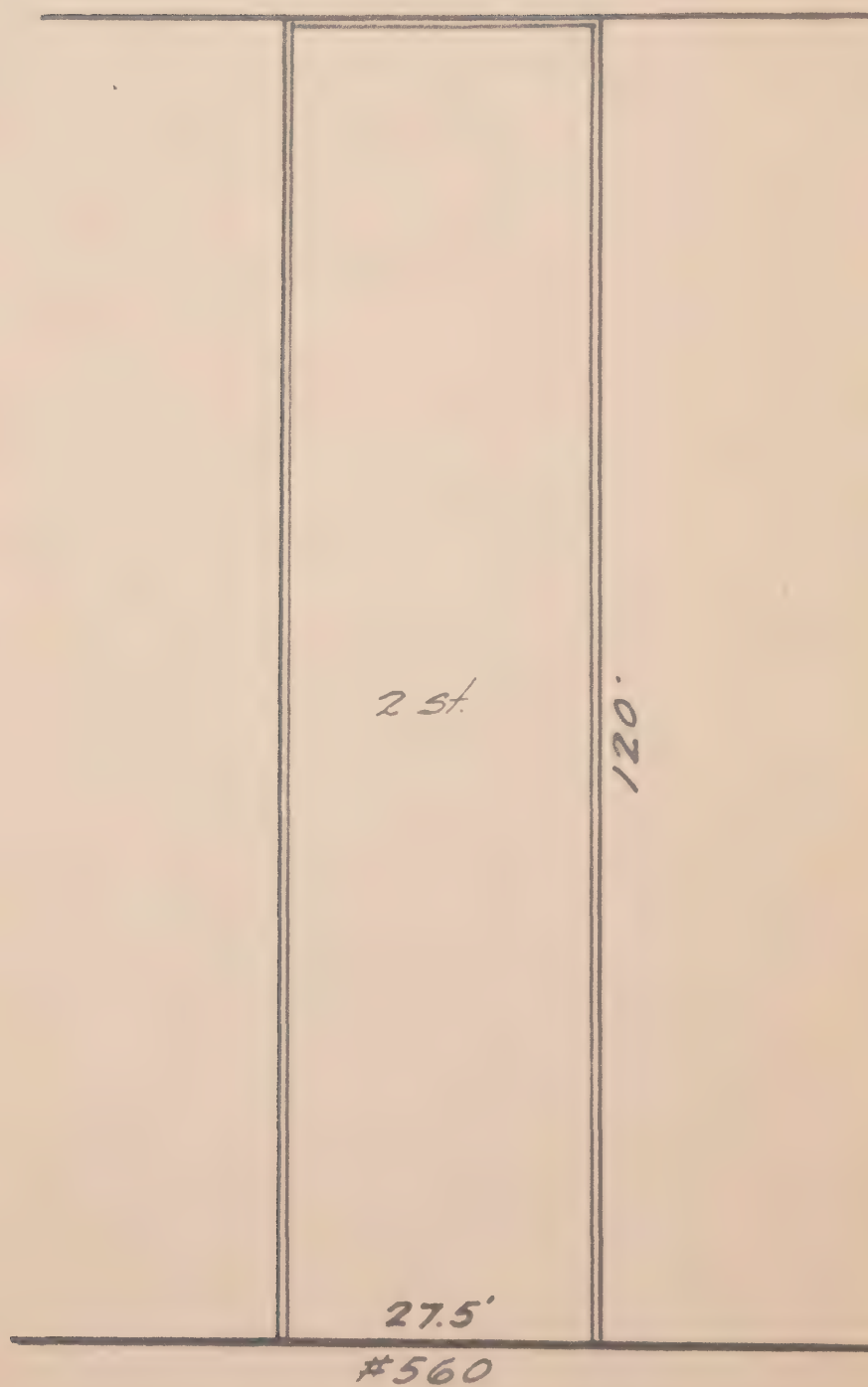
Units	Actual	Fair	Total Monthly
	\$	\$	\$
	425		425 x 100

42,500 ✓

LAND \$ 16,000
IMPROVEMENTS 26,500

MARKET VALUE OF PROPERTY \$ 42,500

ASH STREET



FULTON STREET



APPRAISAL

71
23-6

OWNER: J. & R. Realty Co.
PROPERTY ADDRESS: 564 Fulton

PARCEL NO. 783-12
DATE ACQ: 1-12-62

OWNER'S ADDRESS: Unknown

IRS: \$22.00
CONSID: \$20,000 Ind.
BEST USE: Com.

ZONING: CM PRESENT USE: Garage

ASSESSED VALUE: Land \$ 1,570.00
Imps. 2,250.00
\$ 3,820.00

TAXES: \$ 317.44

LAND: DIMENSION 27.5 x 120 = 3,300 ✓ s.f.

IMPROVEMENTS: Condition Poor Effective Age 50 ±

2 st. fr. str. 2nd flr. consists of large open area and 2 small rooms

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @ \$4.85±	\$ 16,000 ✓	
Improvements	6,600 s.f. @ 1.00	6,600 ✓	
		<u>22,600</u>	\$22,600

MARKET COMPARISON:

Sales Most Comparable

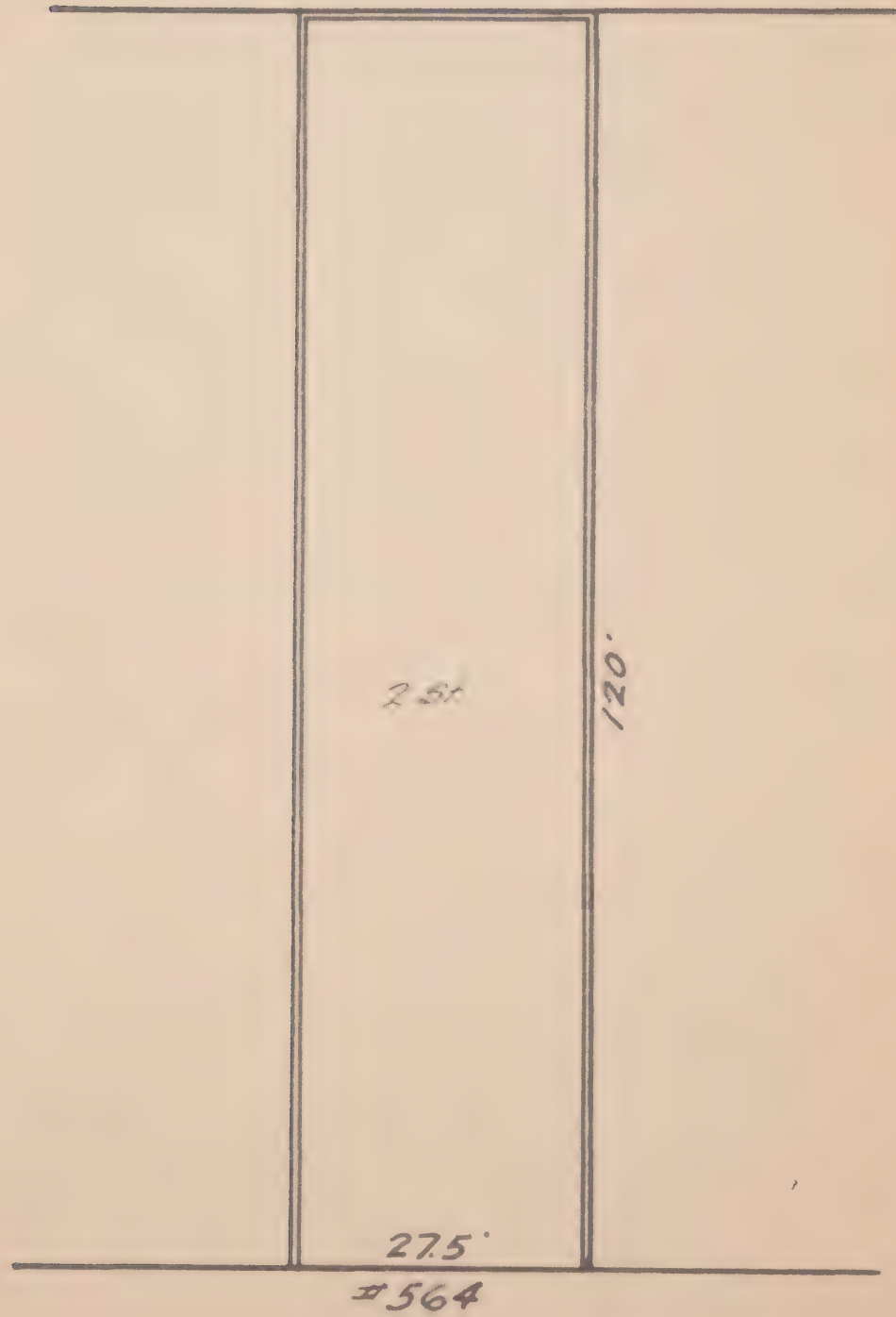
3,300	s.f. @ \$ 7.00	\$	23,100 ✓
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INCOME APPROACH:

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
	\$	\$	\$
Refused			225 x 100
			22,500 ✓

LAND	\$ 16,000
IMPROVEMENTS	6,500
	<u>22,500</u>
MARKET VALUE OF PROPERTY	\$ 22,500

ASH STREET



FULTON STREET



APPRAISAL

21
83-9

OWNER: Wm. A. Brun
PROPERTY ADDRESS: 590 Fulton

PARCEL NO. 782-13
DATE ACQ: 4-21-43

OWNER'S ADDRESS: Mills Tower

IRS: No
CONSID: H.S.
BEST USE: Comm.

ZONING: CM PRESENT USE: Garage

ASSESSED VALUE: Land \$ 7,030.00
Imps. 3,800.00
\$ 10,830.00

TAXES: \$ 1,730.98

LAND: DIMENSION 110 x 120 = 13,200✓

s. f.

IMPROVEMENTS: Condition Fair Effective Age 35

1 st. reinforced conc. str. used as commercial garage.

SUMMATION APPROACH:

Rounded to

Land	13,200 s. f. @ \$5.08+	\$ 67,000 ✓	
Improvements	13,200 s. f. @ 2.00	26,400 ✓	
		<u>93,400</u>	\$93,400

MARKET COMPARISON:

Sales Most Comparable	666-6A		
13,200 s. f. @ \$	6.75	\$	89,100✓

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
756 (L)	Escalator		
	from \$650 - \$850		
		800 x 110	88,000 ²

LAND	\$ 67,000
IMPROVEMENTS	<u>21,000</u>

MARKET VALUE OF PROPERTY \$ 88,000

ASH STREET

#599

LAGUNA STREET

#800-14

134'

120'

110'

#590

FULTON STREET



APPRaisal

11
63-4

OWNER: Andrew J. Eyman
 PROPERTY ADDRESS: Cor. McAllister, Laguna & Ash
 OWNER'S ADDRESS: 43 Hillcrest Ct.
 ZONING: CM PRESENT USE: Vacant
 PARCEL NO. 783-16,-17
 DATE ACQ: 8-27-56
 IRS: \$2.20
 CONSID: N.S.
 BEST USE: Com.

ASSESSED VALUE: Land \$ 5,360.00
 Imps. -
 \$ 5,360.00
 TAXES: \$ 445.42

LAND: DIMENSION 55 x 120 = 6,600 ✓

IMPROVEMENTS: Condition Land only Effective Age ±

SUMMATION APPROACH:

Rounded to

Land \$
 Improvements

MARKET COMPARISON:

Sales Most Comparable 743-10; 770-3
 6,600 s.f. @ \$ 5.30± \$ 35,000 ✓

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 35,000
 IMPROVEMENTS -

MARKET VALUE OF PROPERTY \$ 35,000

ASH STREET

#598

120'

Vacant

120'

#820-16

#824

LAGUNA STREET

55'

#891-99

McALLISTER STREET



APPRAISAL

71
EX-3

OWNER: Sarah L. Butler
PROPERTY ADDRESS: 883-87 McAllister

PARCEL NO. 783-18
DATE ACQ: 12-14-38

OWNER'S ADDRESS: 887 McAllister

IRS: No
CONSID: N.S.
BEST USE: Com.

ZONING: CM

PRESENT USE: Stores/Flats

ASSESSED VALUE: Land \$ 2,200.00
Imps. 3,600.00
\$ 5,800.-0

TAXES: \$ 481.98

LAND: DIMENSION 27.5 x 120 = 3,300 ✓ s.f.

IMPROVEMENTS: Condition Poor/Fair Effective Age 60 ±

- (1) 3 st. fr. str. with store on 1st flr., 2-3 rm. units on 2nd flr. and 7 rms. on the 3rd flr.
(2) 2 st. fr. str. with 4 rm. apt. on ea. flr.

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @ \$4.85±	\$ 16,000 ✓	
Improvements			
(1)	5,449 s.f. @ \$2.50	\$13,623 ✓	
(2)	1,898 s.f. @ 1.25	<u>2,373 ✓</u>	
		15,996	
		<u>31,996</u>	\$32,000

MARKET COMPARISON:

Sales Most Comparable	773-3		
3,300	s.f. @ \$ 9.75	\$ 32,175 ✓	32,200

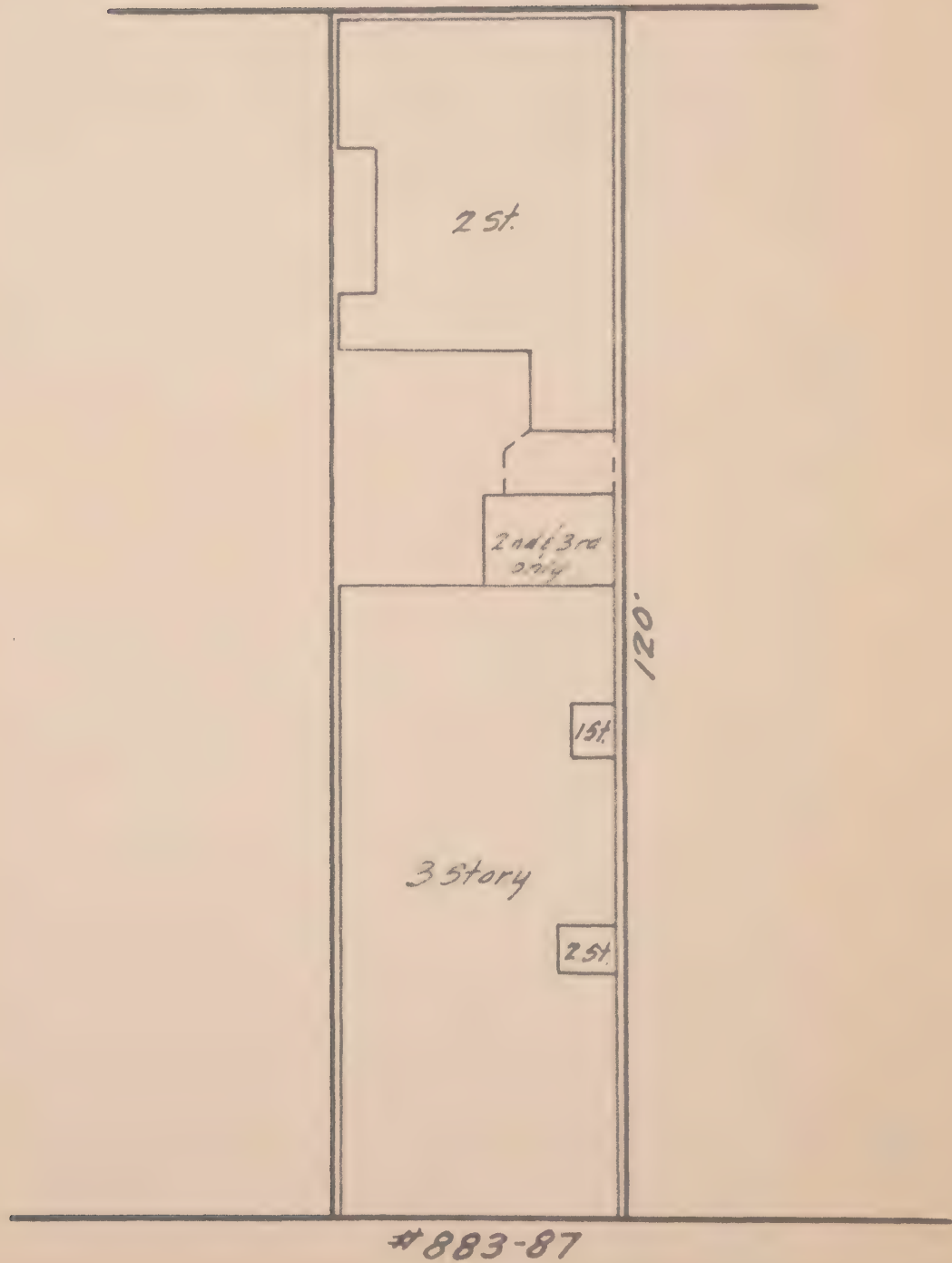
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
(1) Store	60		60
2-3 rms.	65		130
7 rms. Owner			75
(2) 4 rms.	55		55
4 rms.	55		55
			<u>375</u> x 85 =
			31,875 ✓
			31,900

LAND	\$ 16,000
IMPROVEMENTS	<u>16,000</u>

MARKET VALUE OF PROPERTY \$ 32,000

ASH STREET



MCALLISTER STREET



APPRAISAL

71
63-2

OWNER: J. & R. Realty Co.
 PROPERTY ADDRESS: 857 McAllister (19)
 855 McAllister (20)
 OWNER'S ADDRESS: 857 McAllister

PARCEL NO. 783-19,-20
 DATE ACQ: 12-15-53

ZONING: CM

PRESENT USE: Warehouse

IRS: No
 CONSID: N.S.
 BEST USE: Com.

ASSESSED VALUE: Land \$ 15,380.00
 Imps. 28,900.00
 \$ 44,280.00

TAXES: \$ 3,679.66

LAND: DIMENSION 192.5 x 120 = 23,100 ✓ s.f.

IMPROVEMENTS: Condition Fair Effective Age 35 ±

A 1 and 2 st. fr. and reinforced conc. structures being utilized as a food processing and storage plant. (see attached sheet for detailed description).

SUMMATION APPROACH:

Rounded to

Land	23,100 s.f. @ \$4.54+	\$ 105,000	
Improvements	*22,694 s.f. @ 4.50	102,123	
		<u>207,123</u>	\$207,100

MARKET COMPARISON:

Sales Most Comparable 733-2

23,100 s.f. @ \$ 9.00	\$ 207,900 ✓	207,900
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INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
	Owner occupied		2,270 x 90	204,300 ✓

The following machinery inventory is included for informational purposes. The appraiser offers no opinion as to whether it is personal or real property. The present "in-place" value of property is \$182,775.00.

*This is the perimeter square foot area. However, the decking areas, mezzanine, and cooling tower were recognized in the estimation of the replacement cost.

LAND	\$ 105,000
IMPROVEMENTS	<u>102,000</u>
MARKET VALUE OF PROPERTY \$	207,000

EQUIPMENT

855 McAllister St. - Jos. Buchwald and Sons

Item of food processing equipment:

Egg evacuator and vacuum pumps, glass lined glucose tank, 8 copper and stainless steel $\frac{1}{2}$ jacketed steam kettles, sterilizing tank, pulpes, rotary and sanitary pumps, sanitary piping, sinks, egg breaking line with 3 double stations, egg candling room, can closer, 60 HP Kewanee scotch boiler, holding tank with Lightnin mixer, related piping and power wiring \$ 47,750

Item of cold storage and freezing equipment:

Unit cooled drive in room built to sharp freeze standards 20 x 32 approx. 5 HP NH₃ unit. 20 x 40 unit cooled cooler room and 16 x 24 coil type freezer room with 5 HP NH₃ and 2 HP F-22 units. Two 30 x 24 and one 40 x 24 cement plastered fibreglass board insulated rooms built to sharp freeze standards with 60 HP duplex and 40 HP tandem duplex NH₃ units. Power wiring, related piping, valves, coils and controls . . 133,800

Item of fuel storage:

1000 gal. and 300 gal. tanks in concrete vault beneath sidewalk, visible dial fuel pump 1,225

\$182,775

DESCRIPTION OF IMPROVEMENTS

Actually there are two separate structures joined together to become one united food processing plant.

That portion of the building occupying Parcel 19 is a one-story structure being utilized for cold storage. Its walls are corrugated metal on two sides, hollow tile on the westerly side, and concrete in the front. Its floor is concrete and the ceiling is plant over wood trusses.

That portion of the building occupying Parcel 20 is a combination of one and two story structure with a decking and mezzanine area. This is where most of the food processing takes place. The building is of reinforced concrete with concrete floors throughout. The interior floor and walls of the front half of the building is completely ceramic tiled and the ceiling is lath and plaster.

The building has a freezer room, two cooler rooms, a lunch room, several offices, a melting room, small storage rooms, a cooling tower and several restrooms containing 20 fixtures.

ASH STREET

192.5'

1st.

1 & 2 Story

120'

#857

#835

#855

M^cALLISTER STREET

BLOCK 784

BLOCK 784

	NAME	LAND	IMPS	TOTAL
-1	Martin A. Bogdan	\$ 9,000	\$ 21,000	\$ 30,000 ✓
-2	Harold Titen	11,000	57,000	68,000 ✓
-3	Commercial Bddg.Maint.Co.	52,000	135,000	187,000 ✓
-3A	LeConie Stiles	42,500	55,000	97,500 ✓
-9	Gaston Costes	18,000	15,000	33,000 ✓
-10, -18	Louis Hoffman	79,000	66,000	145,000 ✓
-19				
-11	Rosario Campana	11,500	8,500	20,000 ✓
-12	Takeo Okamoto	19,000	46,000	65,000 ✓
-13	Wm. Moschetti	12,000	9,000	21,000 ✓
-13A	Rosa Rosenberg	12,000	16,000	28,000 ✓
-14	Ruby B. O'Burke	8,000	10,500	18,500 ✓
-14A	C.W. Pohlman	8,000	10,500	18,500 ✓
-15	Ruby B. O'Burke	8,000	9,000	17,000 ✓
-15A, -16	Isaac Isaacson	19,000	16,000	35,000 ✓
-17	Louis Hoffman	7,500	5,000	12,500 ✓
-22	I.Kipnis	16,000	9,000	25,000 ✓
-23	Simon Dach	32,000	13,000	45,000 ✓
-24	Daria F. Fedoroff	16,000	12,000	28,000 ✓
-25, -26	Chas. A. Cates	52,500	39,500	92,000 ✓
-27	Aaron L. Rubino	<u>17,500</u>	<u>28,000</u>	<u>45,500</u> ✓
		\$450,500	\$581,000	\$1,031,500



APPRaisal

72
~~64-1~~

OWNER: Martin A. Bogdan et ux
 PROPERTY ADDRESS: 701-05 McAllister

PARCEL NO. 784-1
 DATE ACQ: 3-1-62

OWNER'S ADDRESS: 701 McAllister

IRS: \$13,75

ZONING: CM PRESENT USE: Store & flats

CONSID: \$33,000
 BEST USE: Same

ASSESSED VALUE: Land \$ 2,290.00
 Imps. 3,500.00
 \$ 5,790.00

TAXES: \$ 481.14

LAND: DIMENSION 27.5 x 60 = 1,650 ✓

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 70 ±

A 3 st. fr. bldg. with partial stg. bsmt., 2 stores and 2-6 rm. flats. Some renovation.

SUMMATION APPROACH:

Rounded to

Land 1,650 s.f. @ \$5.47+
 Improvements 5,078 s.f. @ 4.00

\$ 9,000 ✓
 20,312 ✓
 29,312

\$29,300

MARKET COMPARISON:

Sales Most Comparable 782-30; 782-19
 1,650 s.f. @ \$ 18.00

\$ 29,700 ✓

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-store	125		125
1-store	50		50
1-flat	115		100
1-flat	60		100
			375

375 x 85 =
 31,875 ✓ 31,900

LAND \$ 9,000
 IMPROVEMENTS 21,000

MARKET VALUE OF PROPERTY \$ 30,000

GOUGH STREET

GOUGH

27.5'

3 Story

60'

#701-05

McALLISTER STREET



APPRAISAL

72
64-24

OWNER: Harold Titen et al
PROPERTY ADDRESS: 635-49 Gough

PARCEL NO. 784-2
DATE ACQ: 2-13-62

OWNER'S ADDRESS: 1510-20th Ave.

IRS: \$14.30

ZONING: CM

PRESENT USE: Offices & apts.

CONSID: See below

BEST USE: Same

ASSESSED VALUE: Land \$ 2,190.00
Impr. 4,500.00
\$ 6,690.00

TAXES: \$ 555.94

LAND: DIMENSION 77.5 x 27.5 = 2,131 ✓

s.f.

IMPROVEMENTS: Condition Excellent

Effective Age 10

A 3 st. fr. bldg. remodeled in 1961 containing 2 suites of offices on 1st flr. and 2-5 rm. flats on ea. of the upper flrs. Cost of reno ation reported to be \$20,000. Purchased in May 1960 for \$45,000.

SUMMATION APPROACH:

Rounded to

Land	2,131 s.f. @ \$5.16+	\$ 11,000	
Improvements	6,659 s.f. @ 8.50	56,602 ✓	
		<u>67,602</u>	\$67,600

MARKET COMPARISON:

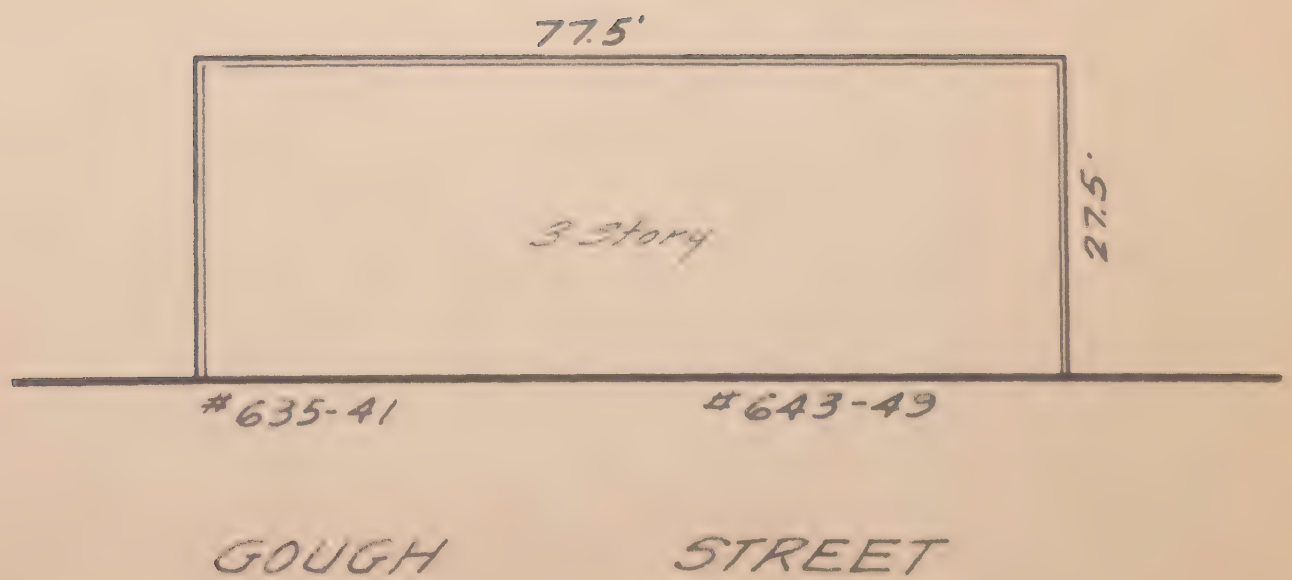
Sales Most Comparable 769-8A; 770-6; 771-14
2,131 s.f. @ \$ 32.00 \$ 68,192 ✓ 68,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Offices	150		150	
Offices	150		150	
4-5 rm.	125		500	
			<u>800</u> x 85 =	68,000 ✓

LAND \$ 11,000
IMPROVEMENTS 57,000

MARKET VALUE OF PROPERTY \$ 68,000





APPRaisal

72
A-23

OWNER: Commercial Bldg. Maintenance Co.
PROPERTY ADDRESS: 611-29 Gough

PARCEL NO. 784-3
DATE ACQ: 12-28-49

OWNER'S ADDRESS: 611 Gough

IRS: \$82.50
CONSID: N.S.

ZONING: CM

PRESENT USE: Offices & Store
BEST USE: Same

ASSESSED VALUE: Land \$ 9,000.00
Imps. 21,500.00
\$ 30,500.00

TAXES: \$ 2,534.56

LAND: DIMENSION 71.5 x 137.5 = 9,831 ✓ s.f.

IMPROVEMENTS: Condition Good Effective Age 30 ±

A 2 st. conc. bldg. with 4 shops on main flr., stg. gar. and good quality modern offices on 2nd flr. Much renovation and good maintenance.

SUMMATION APPROACH:

Rounded to

Land	9,831 s.f. @ \$5.29±	\$ 52,000 ✓	
Improvements	19,662 s.f. @ 7.00	137,634 ✓	
		<u>189,634</u>	\$189,600

MARKET COMPARISON:

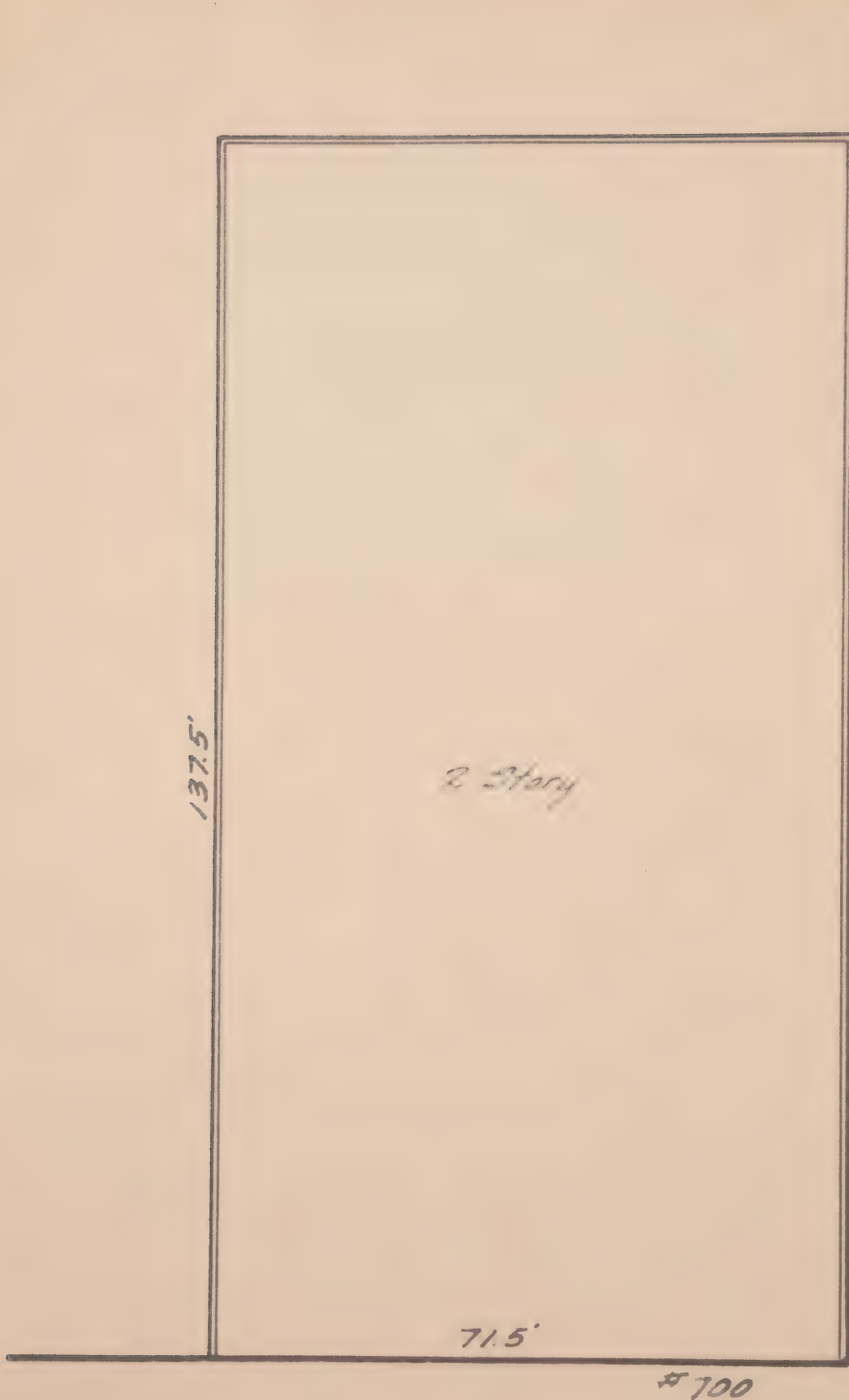
Sales Most Comparable	666-6A		
	9,831 s.f. @ \$ 19.00	\$ 186,789 ✓	186,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Shop	147		147	
Shop(L)	150		150	
Bar (L)	185		200	
Boats	335		400	
Offices & Gar.	Owner		800	
			<u>1,697</u> x 110 =	
			186,670 ✓	186,700

LAND	\$ 52,000
IMPROVEMENTS	<u>135,000</u>

MARKET VALUE OF PROPERTY \$ 187,000



FULTON STREET

GOUGH STREET



APPRaisal

72
64-22

OWNER: Le Conie Stiles et al
 PROPERTY ADDRESS: 416-20 Fulton
 c/o Harold Martinson
 OWNER'S ADDRESS: 6333 SE Milwaukee, Portland
 ZONING: CM
 PRESENT USE: Food Processors
 PARCEL NO. 784-3A
 DATE ACQ: Various
 IRS: N.S.
 CONSID: Same
 BEST USE: Same

ASSESSED VALUE: Land \$ 4,680.00
 Imps. 11,200.00
 \$ 15,880.00
 TAXES: \$ 1,319.62

LAND: DIMENSION 66 x 137.5 = 9,075 s.f. ✓

IMPROVEMENTS: Condition Good Effective Age 30 ±

A 2 st. brick bldg. with mezzanine used as bakery, food processing, packaging and offices. Some renovation, good maintenance.

SUMMATION APPROACH:

Rounded to

Land	9,075 s.f. @ \$4.68+	\$ 42,500 ✓	
Improvements	17,424 s.f. @ 3.00	\$52,272 ✓	
Mez.	1,500± s.f. @ 2.00	3,000	
		<u>55,272</u>	
		97,772	\$97,800

MARKET COMPARISON:

Sales Most Comparable	None		
9,075 s.s.f. @ \$	11.00	\$ 99,825 ✓	99,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Entire (L)	575 (\$0.05/s.f.)		875 x 110 = 96,250 ✓
			96,300

The attached tabulation of equipment is owned by the lessee whose lease runs until March 1963 with 2-5 year options.
 The total estimated "in-place" value is \$89,100.

LAND	\$ 42,500
IMPROVEMENTS	55,000
MARKET VALUE OF PROPERTY	\$ 97,500

PARCEL NO: 784-3A

416-20 Fulton - Guisto Foods

Item of bakery equipment incl.:

Batch mixers, spreaders, dividers, rounders, proofers,
proofrooms, 2 ovens, slicer, wrapper, cold storage
rooms, steam kettle, vertical mixers, sinks, work
tables, compressor, boiler, gas meter, installation
wiring and related equipment

\$89,100.



FULTON

STREET



APPRAISAL

72
64-18

OWNER: Gaston Costes et ux
PROPERTY ADDRESS: 466 Fulton

PARCEL NO. 784-9
DATE ACQ: 8-28-50

OWNER'S ADDRESS: 466 Fulton

IRS: \$18.70
CONSID: N.S.
BEST USE: Apt.

ZONING: CM PRESENT USE: Rooms

ASSESSED VALUE: Land \$ 1,950.00
Imps. 6,250.00
\$ 8,200.00

TAXES: \$ 681.42

LAND: DIMENSION 27.5 x 137.5 = 3,781 ✓ s.f.

IMPROVEMENTS: Condition Fair Effective Age 60 +
A high bsmt. 2 st. fr. bldg. with stg. and garages in bsmt.
and 15 hotel rooms on ea. upper flr. There is a commercial
bathroom on ea. flr. and 5 rms. have private baths. Steam heat.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.76±	\$ 18,000	
Improvements	6,168 s.f. @ 2.00	\$12,336 ✓	
Basement	3,083 s.f. @ 1.00	3,083 ✓	
		15,419	
		33,419	\$33,400

MARKET COMPARISON:

Sales Most Comparable

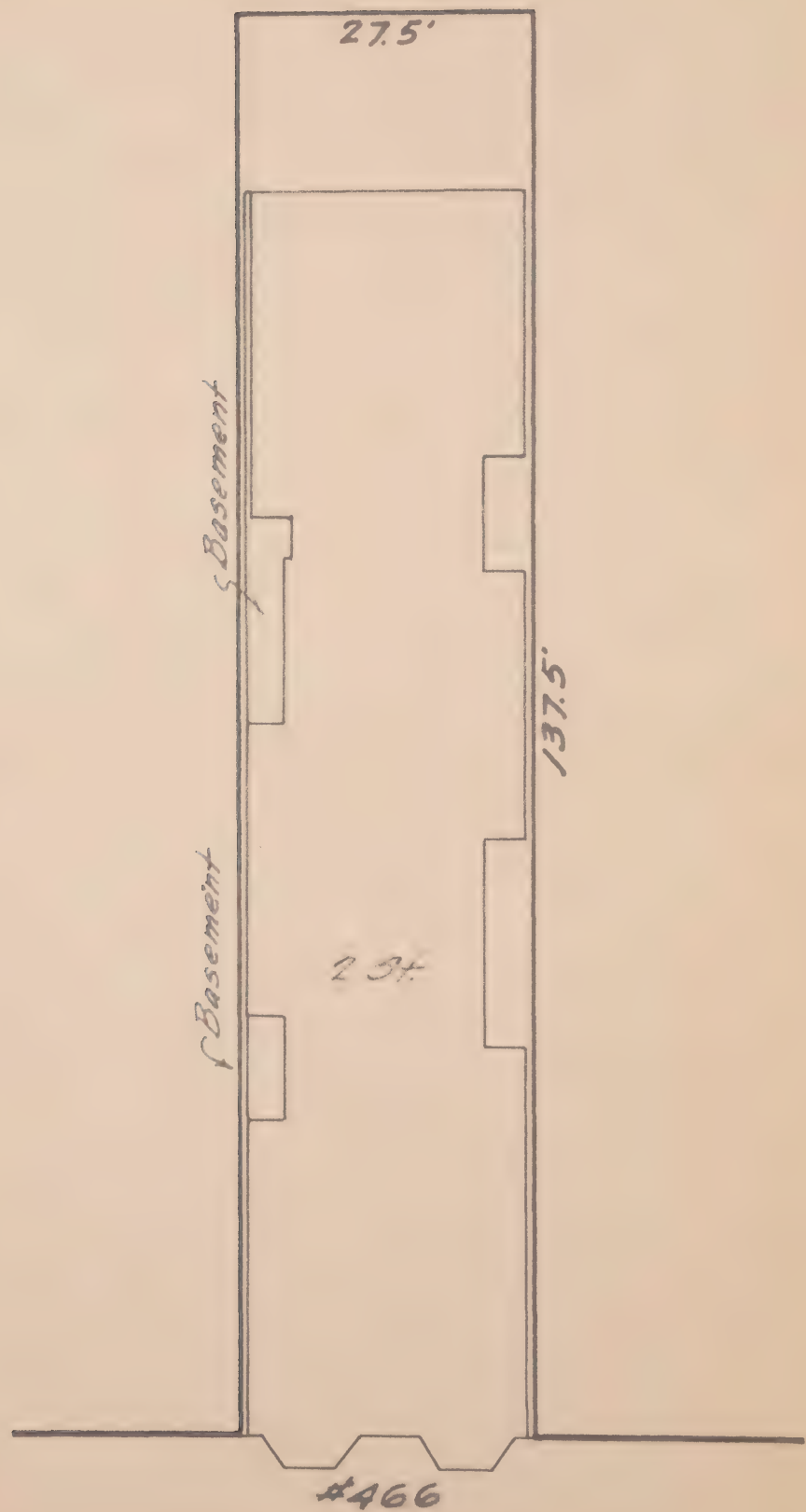
3,781 s.f. @ \$ 8.25	\$ 31,193	31,200
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INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
4 rms. Owner			65
26 rms. (ave.) 35		ML	300
			365 x 90 =
			32,850 ✓
			32,900

LAND	\$ 18,000
IMPROVEMENTS	15,000

MARKET VALUE OF PROPERTY \$ 33,000



FULTON

STREET



APPRAISAL

OWNER: Louis Hoffman et ux
 PROPERTY ADDRESS: Prop. on Fulton (10)
 773-777 Fulton (18)
 OWNER'S ADDRESS: 759-69 Fulton (19)
 770 McAllister
 ZONING: CM
 PRESENT USE: Ind. & Apt.
 PARCEL NO. 784-10, -18, 19
 DATE ACQ: 1945
 IRS:
 CONSID: N.S.
 BEST USE: Same

ASSESSED VALUE: Land \$ 10,390.00
 Imps. 7,300.00
 \$ 17,690.00
 TAXES: \$ 1,740.04

LAND: DIMENSION Irregular = 17,531 s.f.

IMPROVEMENTS: Condition Fair Effective Age 60 & 30
 (10) Parking lot surfaced and perimeter fencing.
 (18) A 3 st. fr. bldg. with stg. bsmt., a flat on ea. 1st & 2nd and 2-3 rm. apts. on 3rd flr. A CI shed on rear lot bet. 10 and 18.
 (19) 2 st. fr. and stucco shop bldg. with elevator, sprinkler system, heavy power wiring, and miscellaneous wd. working equip. which is viewed as personal property.

SUMMATION APPROACH: Rounded to

Land	17,531 s.f. @ \$4.51±	\$ 79,000	
Improvements			
(10) Surfacing (lump sum)	\$ 700		
(18) 5,571 s.f. @ \$2.00	11,142		
(19) 15,876 s.f. @ \$3.35	53,185		
		65,027	
		144,027	\$144,000

MARKET COMPARISON:

Sales Most Comparable	None		
17,531	s.f. @ \$ 8.35	\$ 146,384	146,400

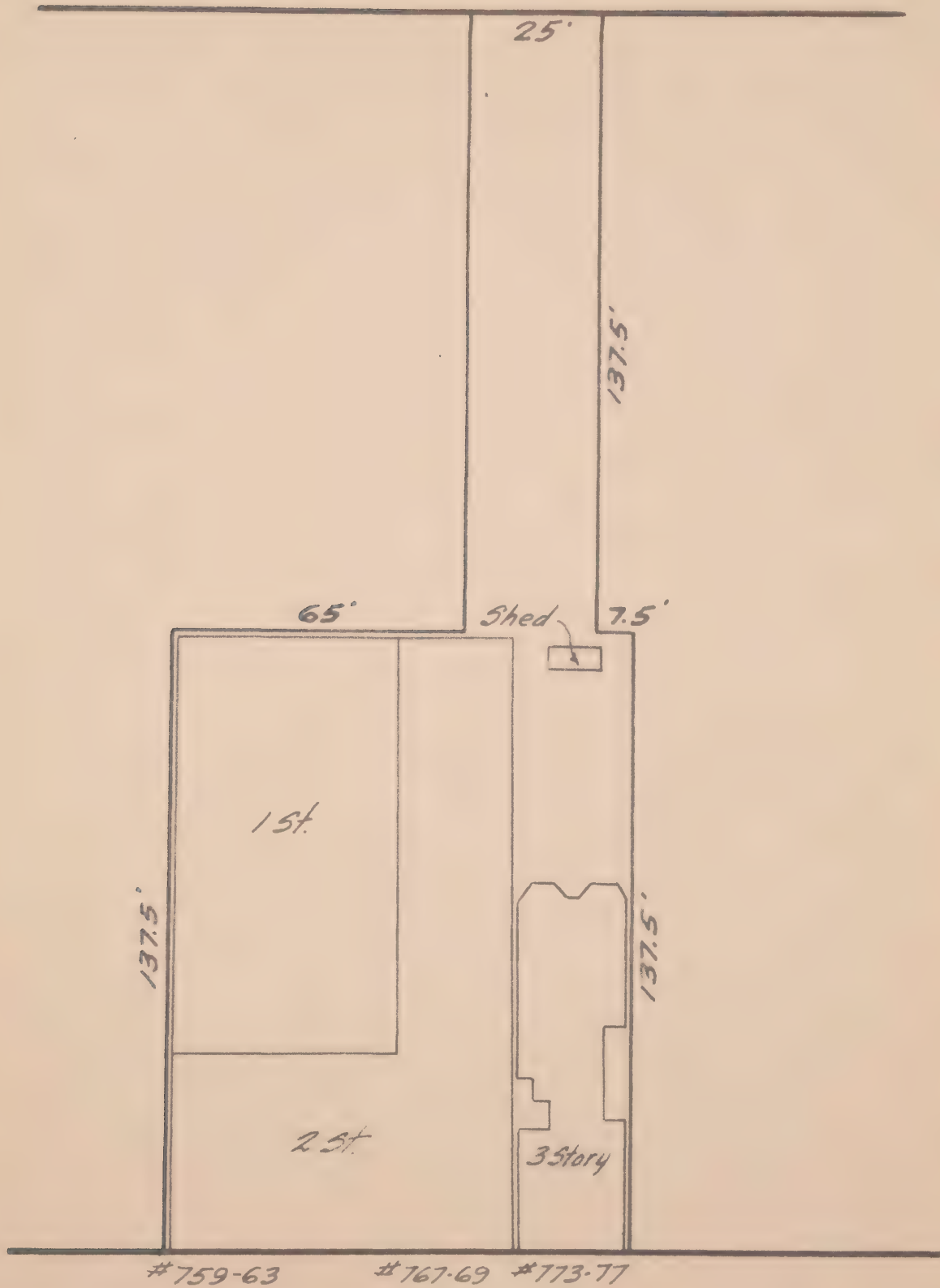
INCOME APPROACH:

	Units	Actual	Fair	Total Monthly
(10)	7 stalls	Owner	\$ 10	\$ 70
(18)	1-4 rm.	75		60
	1-6 rm.	60		75
	2-3 rm.	50		100
(19)	Partnership (L)	650		900
				1,205 x 120
				144,600

LAND	\$ 79,000
IMPROVEMENTS	66,000

MARKET VALUE OF PROPERTY \$ 145,000

FULTON STREET



McALLISTER STREET



APPRaisal

OWNER: Takeo Okamoto et ux
PROPERTY ADDRESS: 700 Octavia

PARCEL NO. 784-12
DATE ACQ: 12-29-53

OWNER'S ADDRESS: 2742 Bush

IRS: \$66.00
CONSID: N.S.
BEST USE: Same

ZONING: CM PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 3,260.00
Imps. 8,750.00
\$ 12,010.00

TAXES: \$ 998.04

LAND: DIMENSION 50 x 75 = 3,750 ✓

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

A 3 st. fr. bldg. with partial stg. bsmt. and 4 apts. on ea. upper flr. Steam heat, some renovation and good maintenance.

SUMMATION APPROACH:

Rounded to

Land	3,750 s.f. @ \$5.07±	\$ 19,000 ✓	
Improvements	9,921 s.f. @ 4.50	44,645	
		<u>63,645</u>	\$63,600

MARKET COMPARISON:

Sales Most Comparable 666-25; 673-2; 683-29
3,750 s.f. @ \$ 17.00

\$ 63,750 ✓

63,800

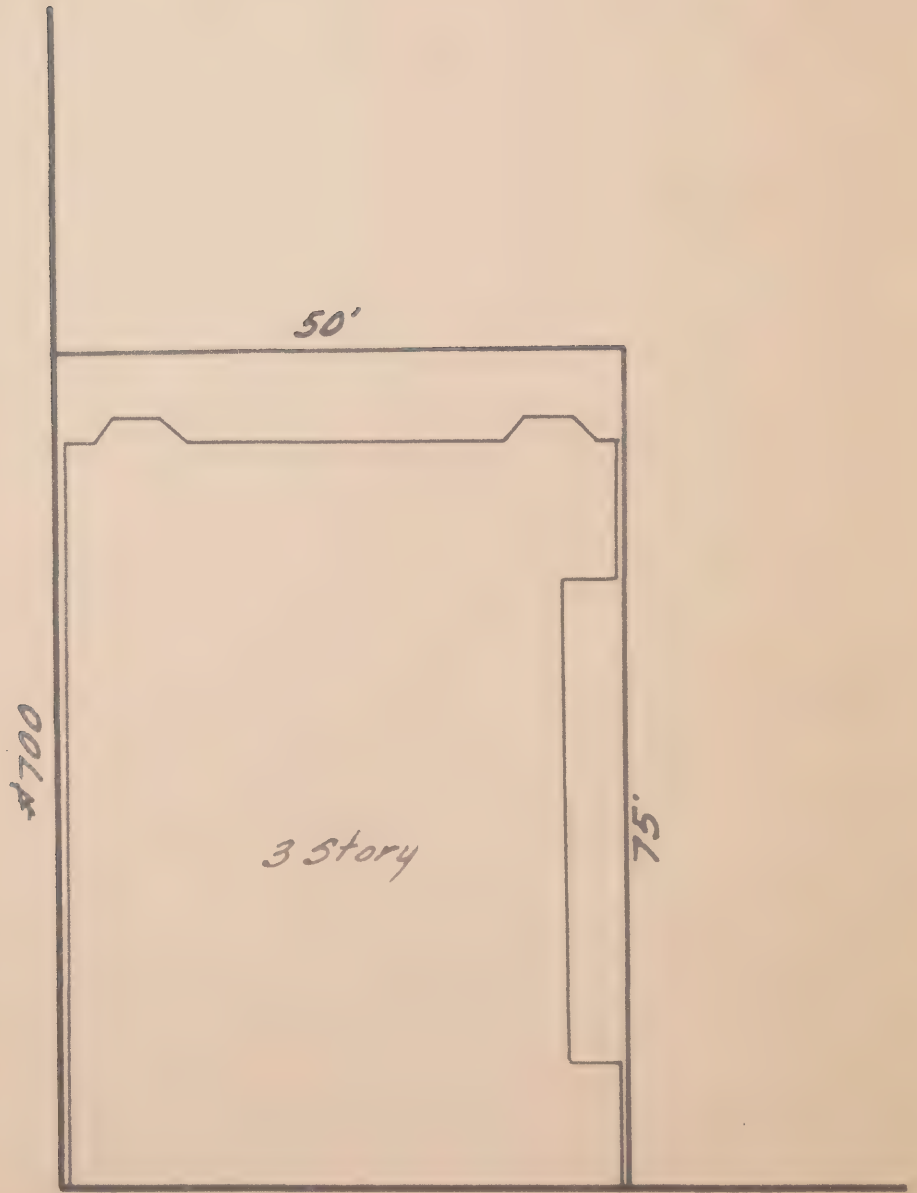
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-3 rm.	75	65	130	
5-4 rm.	80			
2-4 rm.	85			
1-4 rm.	65	10 @ \$75	750	
1-4 rm.	100		<u>880</u> x 75	66,000 ✓
1-4 rm.	77			

LAND \$ 19,000
IMPROVEMENTS 46,000

MARKET VALUE OF PROPERTY \$ 65,000

OCTAVIA STREET



FULTON STREET



APPRAISAL

OWNER: William Moschetti et al
PROPERTY ADDRESS: 718-20 Octavia

PARCEL NO. 784-13
DATE ACQ: 11-23-60

OWNER'S ADDRESS: 718 Octavia

IRS: \$20.90
CONSID: \$19,000
BEST USE: Same

ZONING: CM

PRESENT USE: Shop & apts.

ASSESSED VALUE: Land \$ 1,450.00
Imps. 2,000.00
\$ 3,450.00

TAXES: \$ 286.70

LAND: DIMENSION 31.25 x 82.5 = 2,578 ✓ s.f.

IMPROVEMENTS: Condition Fair Effective Age 60 ±
A high bsmt. 2 st. fr. bldg. with a refrigeration shop in bsmt.
and 2 apts. on upper flrs. CI shop bldg. with conc. flr. on the
rear of lot.

SUMMATION APPROACH:

Rounded to

Land	2,578 s.f. @ \$4.65+	\$ 12,000 ✓	
Improvements	3,590 s.f. @ 2.00	\$7,180 ✓	
	Shed - lump sum	1,000 ✓	
		8,180	
		20,180	\$20,200

MARKET COMPARISON:

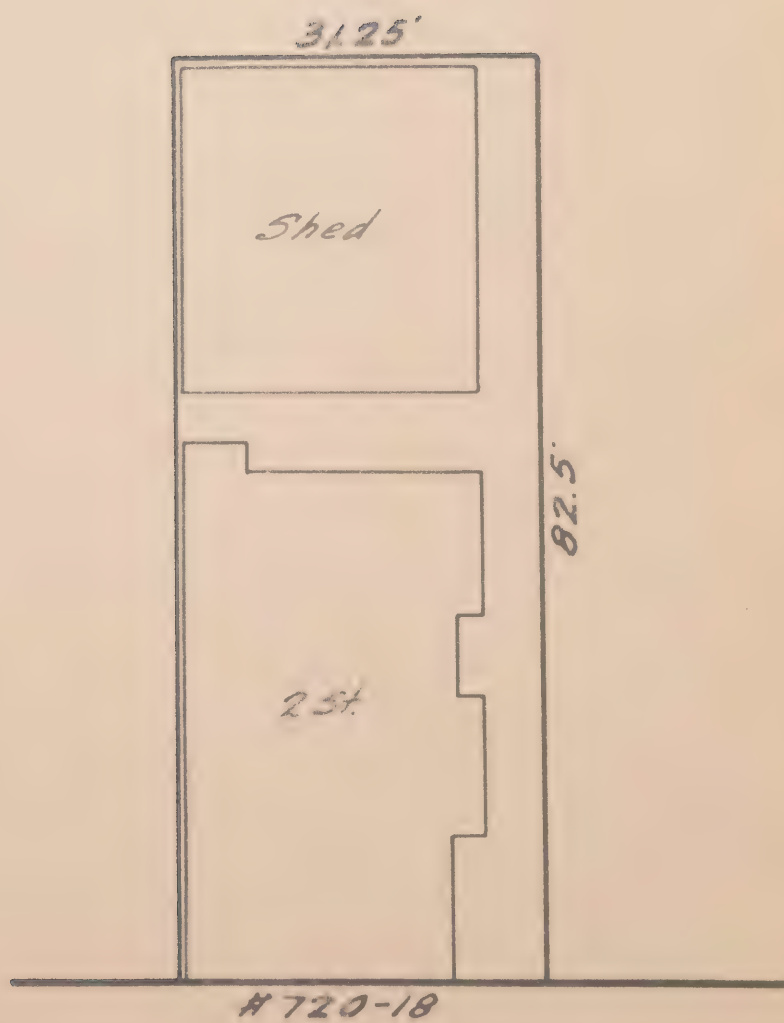
Sales Most Comparable 748-29; 758-22
2,578 s.f. @ \$ 8.00 \$ 20,624 ✓ 20,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Shop	Owner		80	
1-4 rm.	90		80	
1-5 rm.	90		90	
			250 x 85 =	
			21,250 ✓	21,300

LAND \$ 12,000
IMPROVEMENTS 9,000

MARKET VALUE OF PROPERTY \$ 21,000



OCTAVIA STREET



APPRAISAL

OWNER: Rosa Rosenberg
PROPERTY ADDRESS: 724 Octavia

PARCEL NO. 784-13A
DATE ACQ: -

OWNER'S ADDRESS: 724 Octavia

IRS: \$26.95
CONSID: \$27,500
BEST USE: Same

ZONING: CM PRESENT USE: Apts.

ASSESSED VALUE: Land \$ 1,450.00
Imps. 5,000.00
\$ 6,450.00

TAXES: \$ 536.00

LAND: DIMENSION 31.25 x 82.5 = 2,578 s.f.

IMPROVEMENTS: Condition Fair Effective Age 20 +

A high bsmt. 2 st. fr. and stucco bldg. with a gar. in bsmt. and 2-3 rm. apts. on ea. upper flr.

SUMMATION APPROACH:

Rounded to

Land	2,578 s.f. @ \$4.65+	\$ 12,000	
Improvements	5,235 s.f. @ 3.00	15,705	
		<u>27,705</u>	\$27,700

MARKET COMPARISON:

Sales Most Comparable 784-13; 744-16
2,578 s.f. @ \$ 11.00

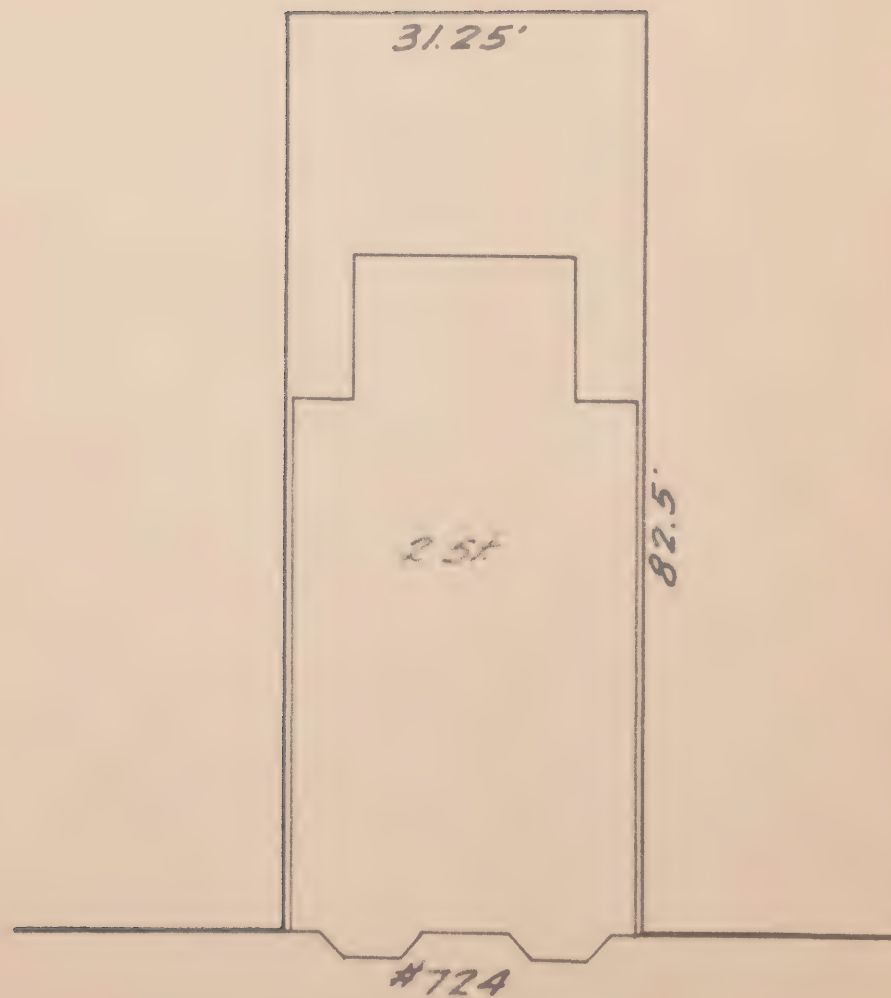
\$ 28,358 28,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Garage	5		5	
4-3 rm.	78	75	300	
			<u>305</u> x 90 =	
			27,450	27,500

LAND	\$ 12,000
IMPROVEMENTS	<u>16,000</u>

MARKET VALUE OF PROPERTY \$ 28,000



OCTAVIA STREET



APPRAISAL

72
64-13

OWNER: Ruby B. O'Burke
PROPERTY ADDRESS: 730 Octavia

PARCEL NO. 784-14
DATE ACQ: 2-6-61

OWNER'S ADDRESS: 730 Octavia

IRS: 520.35
CONSID: \$18,500
BEST USE: Apt.

ZONING: CM PRESENT USE: Res.

ASSESSED VALUE: Land \$ 1,010.00
Imps. 1,250.00
\$ 2,260.00

TAXES: \$ 187.80

LAND: DIMENSION 22.5 x 75 = 1,688 s.f.

IMPROVEMENTS: Condition Good Effective Age 30 ±

A high bsmt. 1 st. fr. and stucco res. of 4 rms. with garage in bsmt.

SUMMATION APPROACH:

Rounded to

Land 1,688 s.f. @ \$4.74+ \$ 8,000 ✓
Improvements 1,303 s.f. @ 6.00 \$7,818
Basement 1,303 s.f. @ 2.00 2,606
10,424
18,424

\$18,400

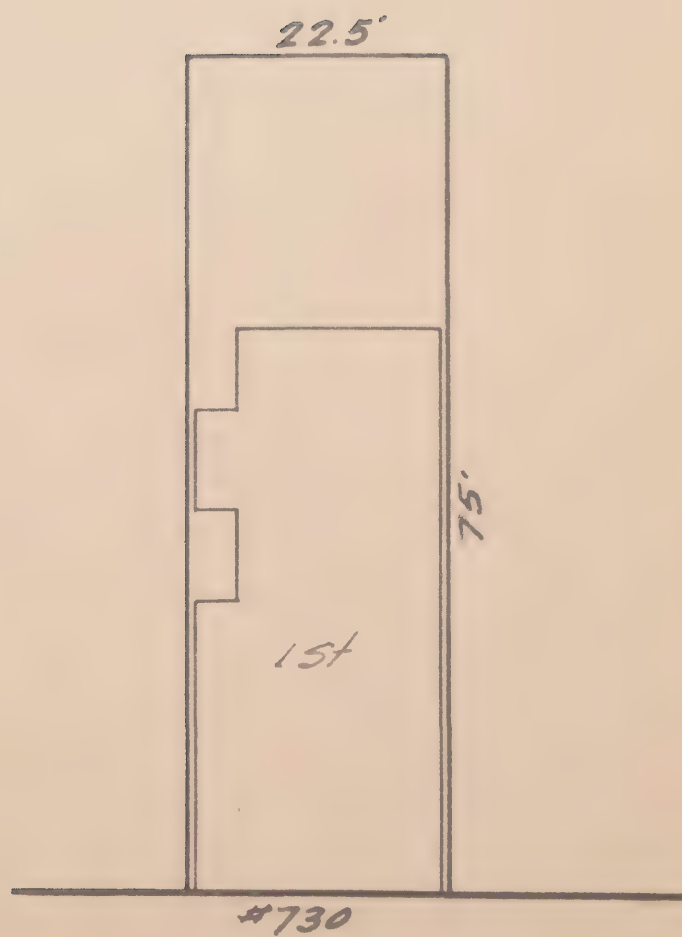
MARKET COMPARISON:

Sales Most Comparable 662-8; 784-14
1,688 s.f. @ \$ 11.00 \$ 18,568 ✓ 18,600

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 8,000
IMPROVEMENTS 10,500
MARKET VALUE OF PROPERTY \$ 18,500



OCTAVIA STREET



APPRAISAL

72
64-12

OWNER: C.W. Pohlman
PROPERTY ADDRESS: 732 Octavia

PARCEL NO. 784-14A
DATE ACQ: 7-31-47

OWNER'S ADDRESS: 732 Octavia

IRS: \$8.25
CONSID: N.S.
BEST USE: Apts.

ZONING: CM PRESENT USE: Res.

ASSESSED VALUE: Land \$ 1,010.00
Imps. 1,250.00
\$ 2,260.00

TAXES: \$ 187.80

LAND: DIMENSION 22.5 x 75 = 1,688 ✓

IMPROVEMENTS: Condition Good Effective Age 30 ±

A high bsmt. 1 st. fr. and stucco res. of 4 rms. with garage and stg. in bsmt.

SUMMATION APPROACH:

Rounded to

Land	1,688 s.f. @ \$4.74±	\$ 8,000 ✓	
Improvements	1,303 s.f. @ 6.00	\$7,818 ✓	
Basement	1,303 s.f. @ 2.00	2,606 ✓	
		10,424	
		18,424	\$18,400

MARKET COMPARISON:

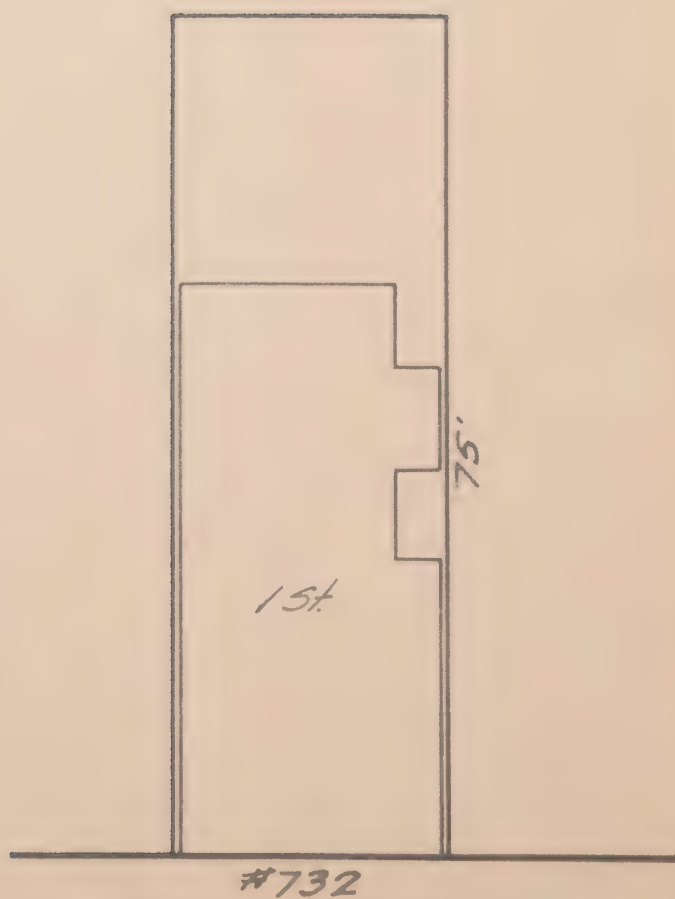
Sales Most Comparable	784-14; 677-35		
	1,688 s.f. @ \$ 11.00	\$ 18,568 ✓	18,600

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
\$		\$	\$

LAND	\$ 8,000
IMPROVEMENTS	10,500

MARKET VALUE OF PROPERTY \$ 18,500



OCTAVIA STREET



APPRAISAL

72
64-11

OWNER: Ruby B. O'Burke et al
PROPERTY ADDRESS: 734 Octavia

PARCEL NO. 784-15
DATE ACQ: 2-7-61

OWNER'S ADDRESS: 734 Octavia

IRS: \$9.35
CONSID: \$8,250
BEST USE: Same

ZONING: CM PRESENT USE: Com.

ASSESSED VALUE: Land \$ 1,110.00
Impe. 800.00
\$ 1,910.00

TAXES: \$ 158.72

LAND: DIMENSION 22.5 x 75 = 1,688 ✓ s.f.

IMPROVEMENTS: Condition Being renovated Effective Age New ±

A 1 st. fr. bldg. being converted to an office and art studio.
As of this appraisal, the tearing out had been done but
restoration not started.

SUMMATION APPROACH:

Rounded to

Land	1,688 s.f. @ \$4.74+	\$ 8,000 ✓	
Improvements	1,426 s.f. @ 6.00	8,556 ✓	
		<u>16,556</u>	\$16,600

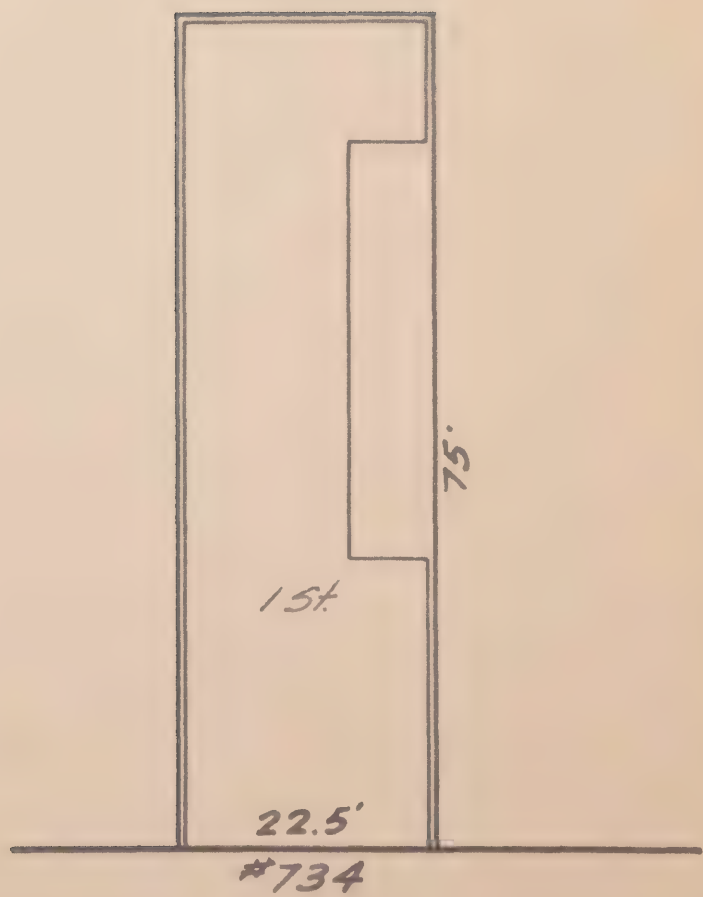
MARKET COMPARISON:

Sales Most Comparable	784-15		
	1,688 s.f. @ \$ 10.00	\$ 16,880 ✓	16,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-office	100		80	
Studio	135		90	
			<u>170</u> x 100	17,000 ✓

LAND	\$ 8,000
IMPROVEMENTS	<u>9,000</u>
MARKET VALUE OF PROPERTY	\$ 17,000



OCTAVIA STREET



APPRAISAL

24-910
72

OWNER: Isaac Isaacson et ux
PROPERTY ADDRESS: 797-99 McAllister (15A)
791-93 McAllister (16)
OWNER'S ADDRESS: 1077 McAllister

PARCEL NO. 784-15A-16
DATE ACQ: 1-5-25

ZONING: CM

PRESENT USE: Store & apts.

IRS: -
CONSID: N.S.
BEST USE: Same

ASSESSED VALUE: Land \$ 4,170.00
Imps. 6,400.00
\$ 10,570.00

TAXES: \$ 878.36

LAND: DIMENSION 30 x 70 (15A) s.f.
22.5 x 70 (16) = 3,675 ✓

IMPROVEMENTS: Condition Fair Effective Age 60 ±
(15A) 2 st. fr. bldg. with a store on street and 2 apts. above.
(16) 2 st. fr. and stucco bldg. with store on street and 2 apts. above.

SUMMATION APPROACH:

Rounded to

Land 3,675 s.f. @ \$5.17± \$ 19,000 ✓
Improvements
(15A) 4,260 s.f. @ \$2.00 \$8,520 ✓
(16) 2,886 s.f. @ 2.50 7,215
15,735
34,735

\$34,700

MARKET COMPARISON:

Sales Most Comparable 769-17A; 771-3
3,675 s.f. @ \$ 9.00

\$ 33,075 ✓

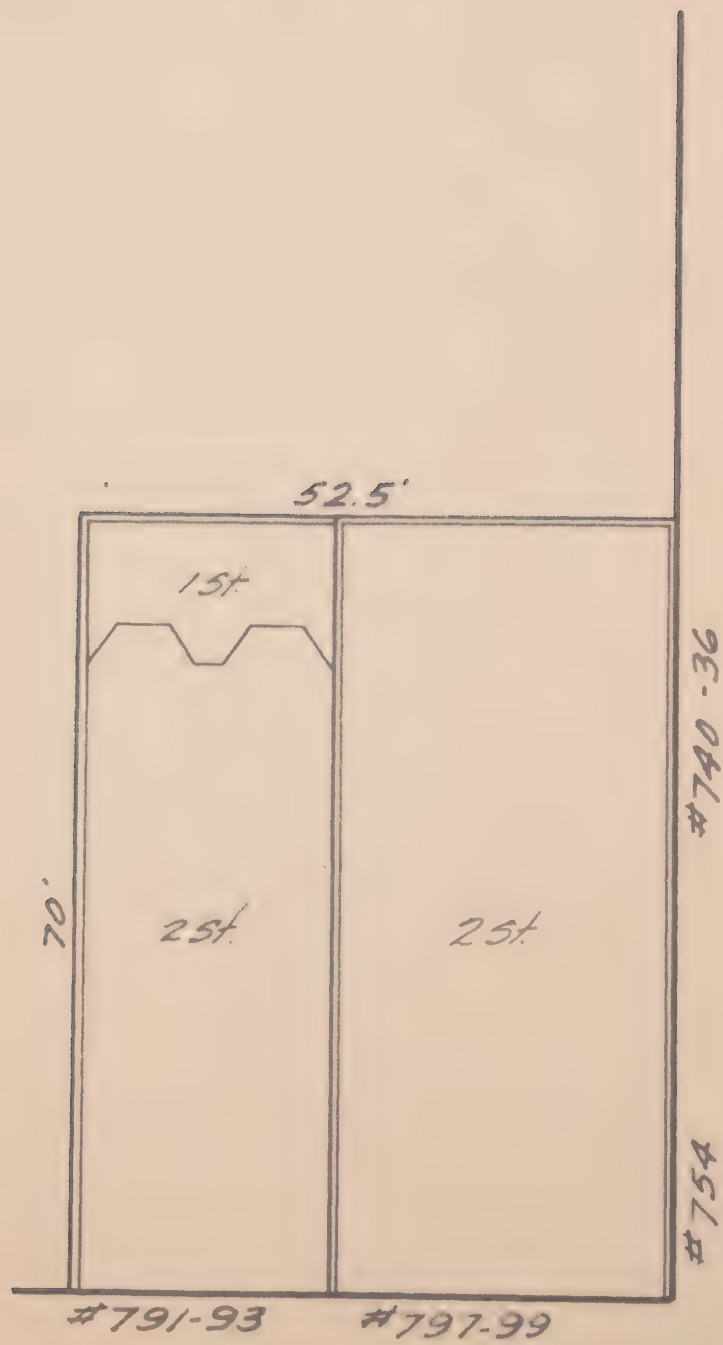
33,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Both stores			
and 1 apt. (1)	190		200
1-4 rm.	70		70
2-3 rm.	65		130
			400 ✓
			x 85
			34,000 ✓

LAND \$ 19,000
IMPROVEMENTS 16,000

MARKET VALUE OF PROPERTY \$ 35,000



OCTAVIA STREET

McALLISTER STREET



APPRAISAL

72
64-8

OWNER: Louis Hoffman
PROPERTY ADDRESS: 770 McAllister

PARCEL NO. 784-17
DATE ACQ. 11-20-44

OWNER'S ADDRESS: 770 McAllister

IRS: \$4.95
CONSID: N.S.
BEST USE: Same

ZONING: CM PRESENT USE: Shop

ASSESSED VALUE: Land \$ 1,470.00
Imps. 1,200.00
\$ 2,670.00

TAXES: \$ 221.88

LAND: DIMENSION 22.5 x 70 = 1,575 ✓

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 30 ±

1 st. fr. shop bldg. with mezzanine used for wood working.

SUMMATION APPROACH:

Rounded to

Land 1,575 s. f. @ \$4.76+
Improvements 1,575 s. f. @ 3.00

\$ 7,500 ✓
4,725 ✓
12,225

\$12,200

MARKET COMPARISON:

Sales Most Comparable 784-15
1,575 s. f. @ \$ 8.00

\$ 12,600 ✓

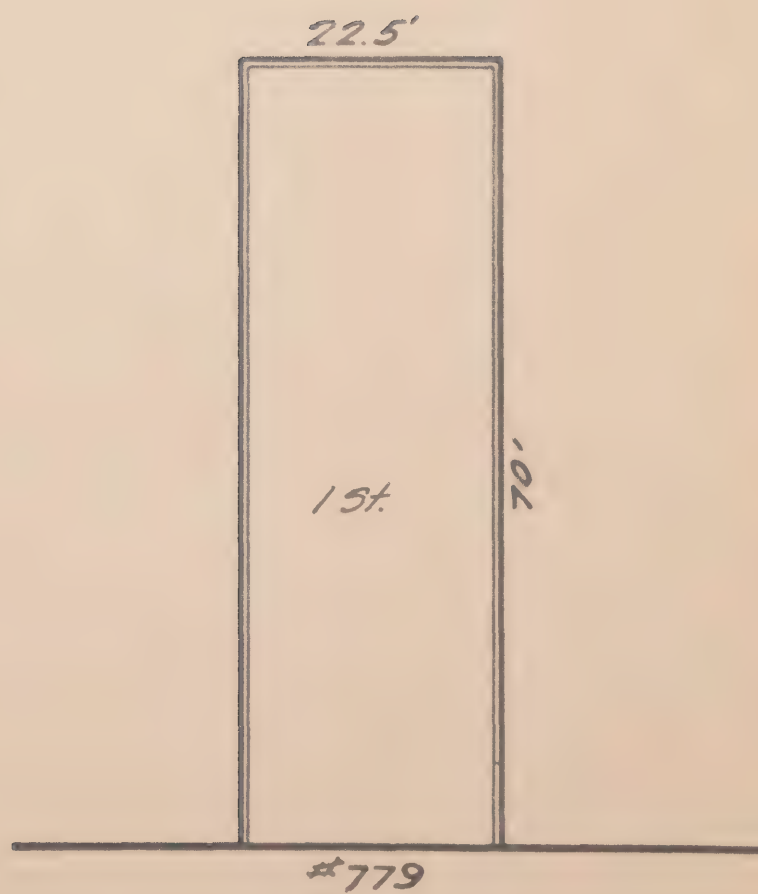
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Owner			125 x 100

12,500 ✓

LAND \$ 7,500
IMPROVEMENTS 5,000

MARKET VALUE OF PROPERTY \$ 12,500



MCALLISTER STREET



APPRAISAL

72
84-6

OWNER: I. Kipnis
PROPERTY ADDRESS: 755-57 McAllister

PARCEL NO. 784-22
DATE ACQ: 7-26-20

OWNER'S ADDRESS: 755 McAllister

IRS: \$5.00
CONSID: N.S.
BEST USE: Same

ZONING: CM PRESENT USE: Shop

ASSESSED VALUE: Land \$ 2,110.00
Imps. 1,500.00
\$ 3,610.00

TAXES: \$ 300.00

LAND: DIMENSION 25 x 137.5 = 3,438 ✓ s. f.

IMPROVEMENTS: Condition Poor Effective Age 40 ±

A 1 st. fr. shop bldg. with open framing and conc. flrs.
A 2 st. cottage on rear of lot containing 4 rms.

SUMMATION APPROACH:

Rounded to

Land	3,438 s. f. @ \$4.65+	\$ 16,000	
Improvements	1,954 s. f. @ 2.00	\$3,908 ✓	
	1,618 s. f. @ 3.00	4,854	
		8,762	
		24,762	\$24,800

MARKET COMPARISON:

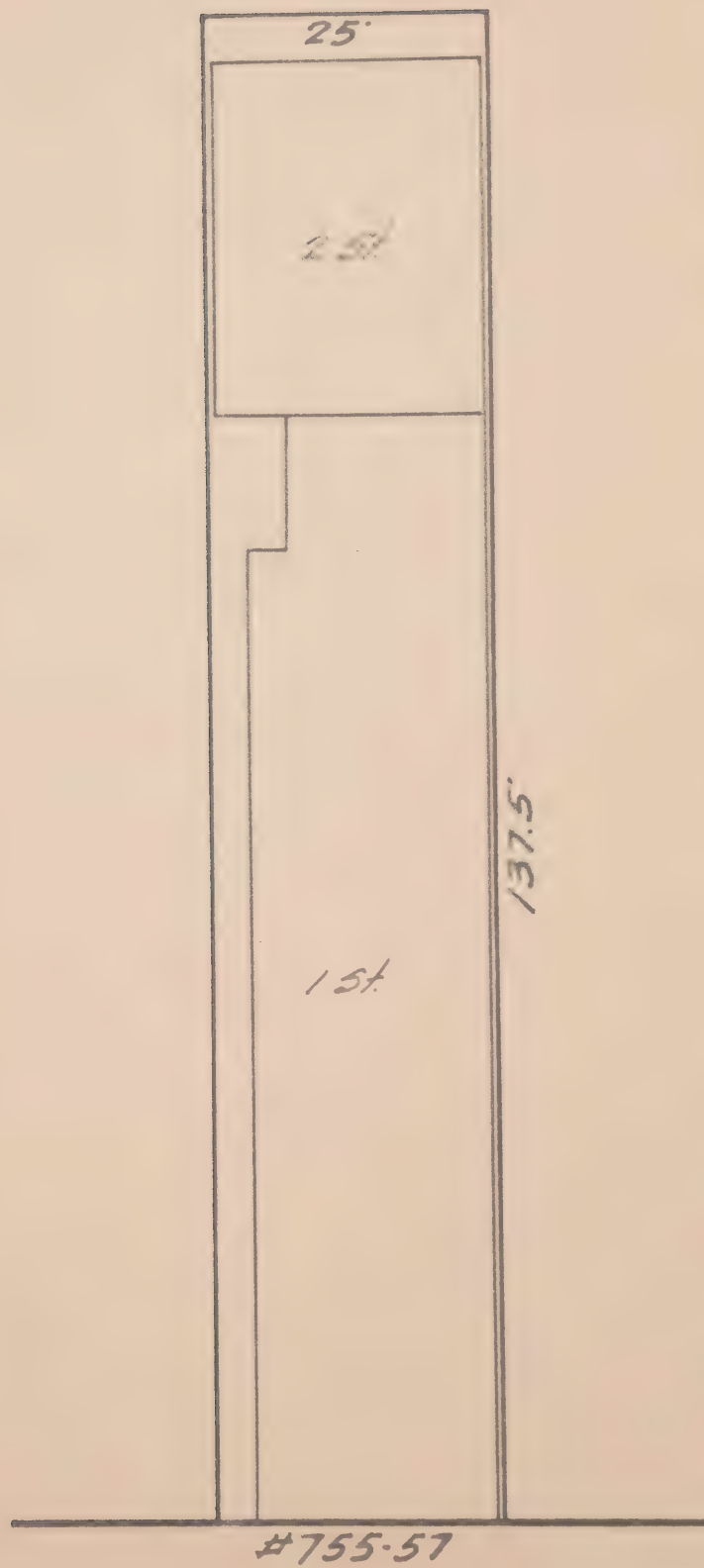
Sales Most Comparable 769-6; 784-15
3,438 s. f. @ \$ 7.50 \$ 25,785 ✓ 25,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Shop	125		125	
Cottage	40		65	
			190 x 120	22,800 ✓

LAND \$ 16,000
IMPROVEMENTS 9,000

MARKET VALUE OF PROPERTY \$ 25,000



McALLISTER STREET



APPRAISAL

OWNER: Daria F. Fedoroff
 PROPERTY ADDRESS: 733 McAllister

PARCEL NO. 784-24
 DATE ACQ: 4-17-11

OWNER'S ADDRESS: 733 McAllister

IRS: -
 CONSID: Decree
 BEST USE: Same

ZONING: CM PRESENT USE: Com.

ASSESSED VALUE: Land \$ 2,110.00
 Impx 5,750.00
 \$ 7,860.00

TAXES: \$ 653.16

LAND: DIMENSION 25 x 137.5 = 3,438 s. f.

IMPROVEMENTS: Condition Good Effective Age 30 ±

A 1 and 2 st. brick bldg. with retail outlet and stg. area for dairy products.

SUMMATION APPROACH:

Rounded to

Land	3,438 s. f. @ \$4.65±	\$ 16,000 ✓	
Improvements	4,813 s. f. @ 2.50	12,033 ✓	
		<u>28,033</u>	\$28,000

MARKET COMPARISON:

Sales Most Comparable	784-27; 769-6		
	3,438 s. f. @ \$8.50	\$ 29,223 ✓	29,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
(L)	150		250 x 110
			27,500

The attached inventory of equipment is for informational purposes and the appraiser makes no determination as to whether they are personal or real property. The present "in-place" value is \$3,750.00

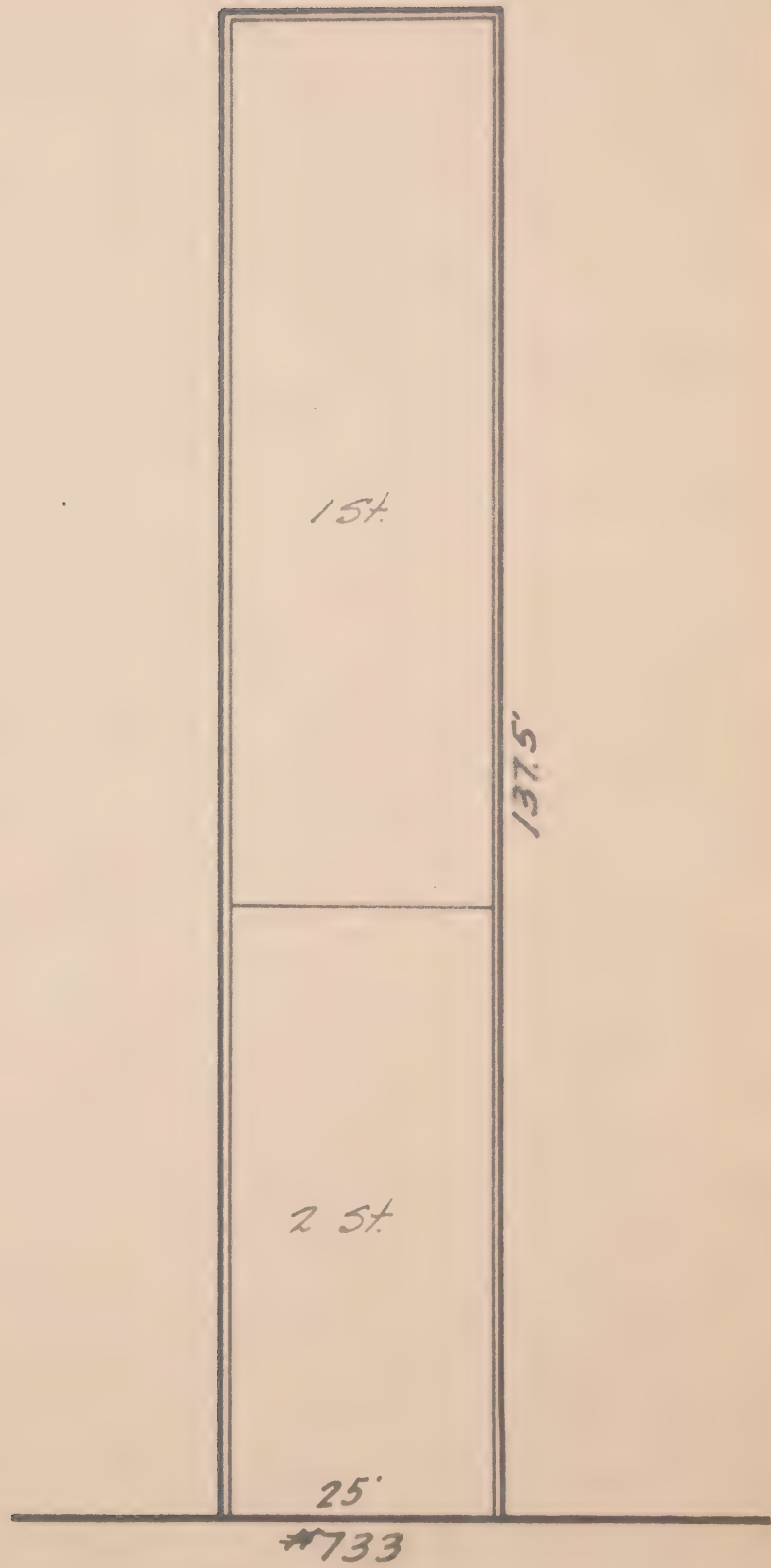
LAND	\$ 16,000
IMPROVEMENTS	12,000
	<u>28,000</u>
MARKET VALUE OF PROPERTY	\$ 28,000

PARCEL NO: 784-24

EQUIPMENT

733 McAllister Street - Golden Pacific Foods

Item egg and dairy product storage and handling
equipment - Walk-in boxes, egg candling booths , . . \$3,750.00



M^cALLISTER STREET



APPRAISAL

72
64-3

OWNER: Charles A. Cares et ux
PROPERTY ADDRESS: 711-15 McAllister

PARCEL NO. 784-25, -26
DATE ACQ: 12-28-50

OWNER'S ADDRESS: 1005 Crompton Rd., Redwood City

IRS: 57.75
CONSID: N.S.

ZONING: CM

PRESENT USE: Stores & apts. BEST USE: Same

ASSESSED VALUE: Land \$ 8,960.00
Impe. 13,300.00
\$ 22,260.00

TAXES: \$ 1,720.58

LAND: DIMENSION 82.5 x 137.5 = 11,344 s.f.

IMPROVEMENTS: Condition Fair Effective Age 50 ±

(25) 2-1 st. fr. garages and surfacing.

(26) A 3 st.fr. bldg. with a store in the high bsmt. and above
16-3 rm. and 1-4 rm.

SUMMATION APPROACH:

Rounded to

Land	11,344 s.f. @ \$4.63+	\$ 52,500 ✓	
Improvements	14,034 s.f. @ 2.50	\$35,085 ✓	
Garages	3,904 s.f. @ 1.00	3,904 ✓	
		38,989	
		<u>91,489</u>	\$91,500

MARKET COMPARISON:

Sales Most Comparable 683-29; 648-13
11,344 s.f. @ \$ 8.00

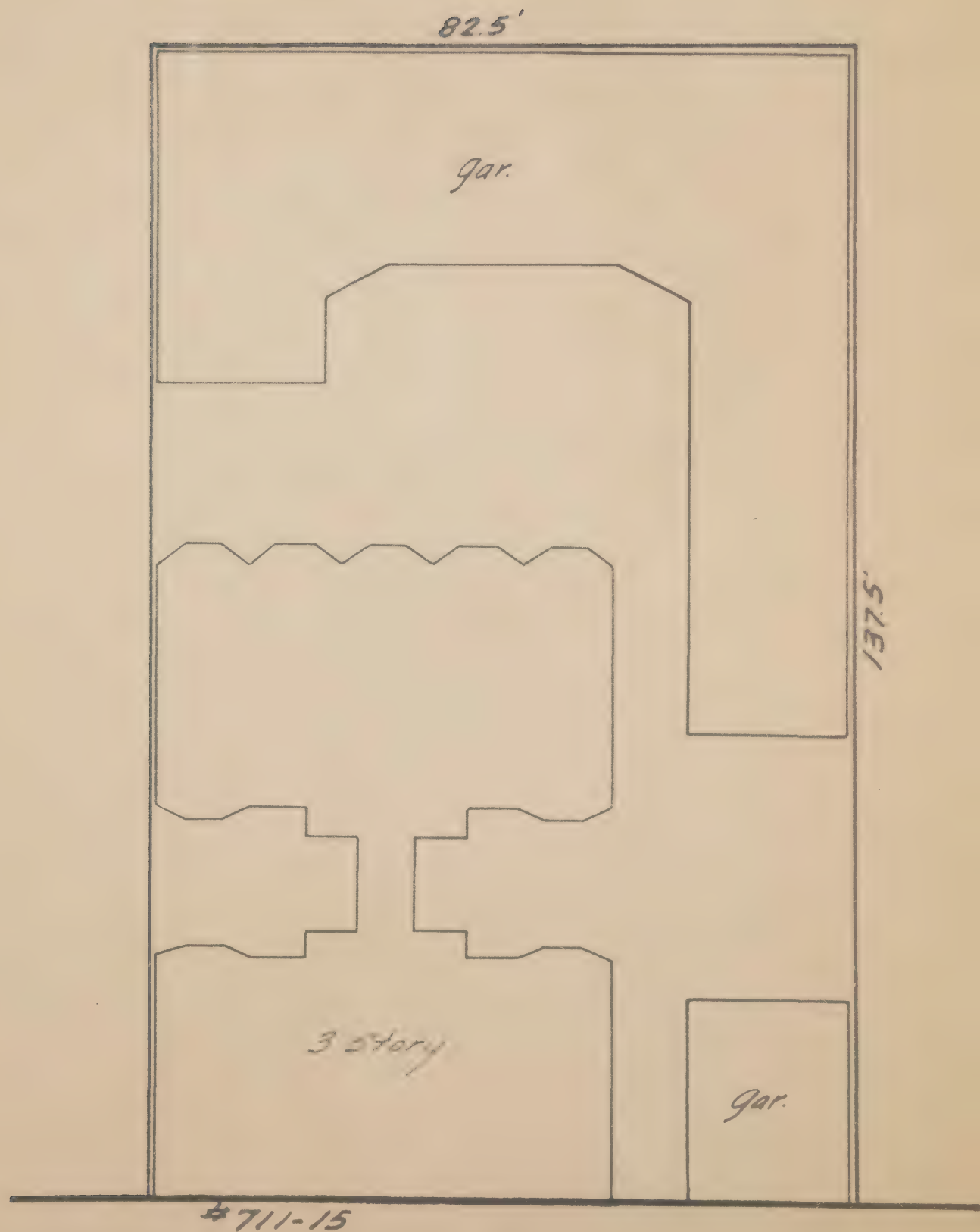
\$ 90,752 ✓ 90,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	35		35	
1-4 rm. Mgr.			70	
16-3 rm. (ave.)	62.50	60	960	
14 garages	174.		174 ✓	
			1,239 x 75 =	
			92,925 ✓	92,900

LAND \$ 52,500
IMPROVEMENTS 39,500

MARKET VALUE OF PROPERTY \$ 92,000



McALLISTER STREET



APPRAISAL

72
64-2

OWNER: Aaron L. Rubino
PROPERTY ADDRESS: 707 McAllister

PARCEL NO. 784-27
DATE ACQ: 7-1-60

OWNER'S ADDRESS: 29 Lincoln Way

IRS: \$44.45
CONSID: \$39,250 Probate
BEST USE: Same

ZONING: CM PRESENT USE: Shop

ASSESSED VALUE: Land \$ 2,320.00
Imps. 8,500.00
\$ 10,820.00

TAXES: \$ 899.14

LAND: DIMENSION 27.5 x 137.5 = 3,781 s.f.

IMPROVEMENTS: Condition Fair Effective Age 30 ±

A 2 st. brick shop bldg. with 2 mezzanines and full bsmt.
Extensive renovation since acquisition. Reportedly cost \$5,500.

SUMMATION APPROACH:

Rounded to

Land	3,781 s.f. @ \$4.63+	\$ 17,500 ✓	
Improvements	14,136 s.f. @ 2.00	28,272 ✓	
		<u>45,772</u>	\$45,800

MARKET COMPARISON:

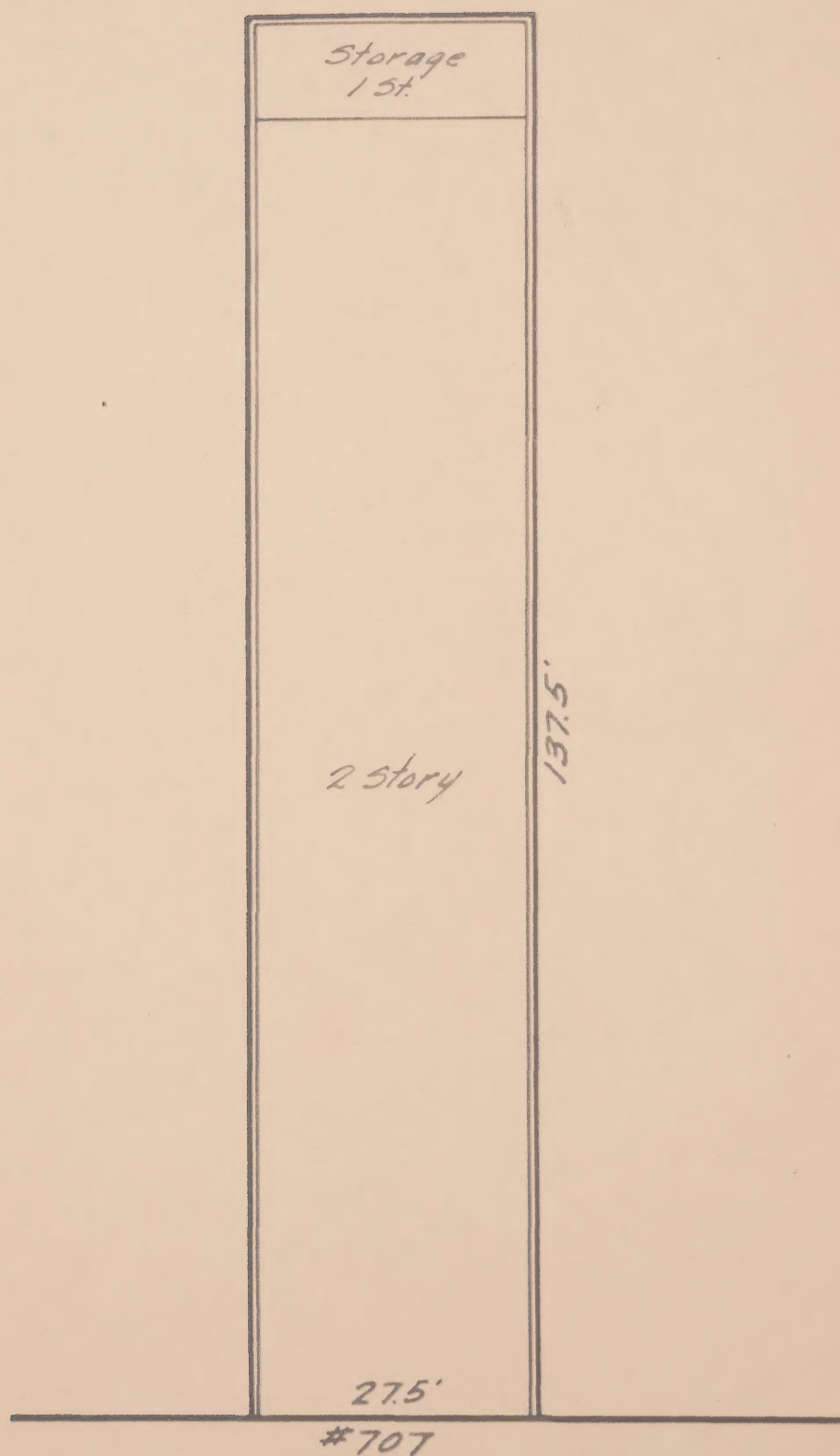
Sales Most Comparable	769-23		
	3,781 s.f. @ \$ 12.00	\$ 45,372 ✓	45,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Owner			500 x 90
			45,000 ✓

LAND	\$ 17,500
IMPROVEMENTS	28,000
	<u>45,500</u>

MARKET VALUE OF PROPERTY \$ 45,500



M^cALLISTER STREET

8FH-371
8FPA

WA - Appraisal Report A-2, V. D

3/10

ACID FREE - LIGNIN FREE
pH 8.0 - 10.0 DUFFEL
Rollinger Metal Edge, Inc.
300-862-2221
2014

